



4 Sykes Street

Reddish, Stockport, SK5 6AL

- NEW BUILD DEVELOPMENT
- ELECTRIC VEHICLE CHARGING POINT
- OFF ROAD PARKING
- WELL PROPORTIONED

Guide Price £330,000

EPC Rating '84'







Property Description

A SUPER NEW SCHEME BY RENOWNED BRENNAN DEVELOPMENTS

JC Brennan Developments have a well earned reputation for building quality homes in the South Manchester area. This delightful development of just four, three bedroom semi detached homes is a welcome addition to the market. Independent of being super energy efficient and backed with a 10 year 'Checkmate' warranty, you will enjoy a high specification living kitchen. The range is 'Nobilia' which offers a sophisticated and smooth design celebrating the best of German workmanship and will include oven, hob, extractor, fridge freezer and dishwasher. From the riches of the kitchen to the luxury of the bathroom, with an ensuite to the principal bedroom.

The accommodation briefly comprises: Entrance hall, lounge, living/dining kitchen, utility and cloak room. Venturing upstairs you will find three bedrooms - the principle bedroom enjoying an en-suite shower room; and a family bathroom. There are loft ladders from the landing giving access to the boarded loft.







Outside to the front is a lawned garden and a driveway providing off road parking for two cars, a gate opens up to the side area with large paved area offering a multitude of uses and a further gate leads to the enclosed predominantly lawned rear garden with paved patio area abutting the property.

There truly is a basket full of delights and additional offerings include:

Two off road car spaces
Electrical car charger
Virgin fibre
BT point
Loft ladder with boarded storage
Underfloor heating to the ground floor
Alarm system
High security Rock door
Ground floor cloakroom
Utility area
Front and rear gardens
Carpets to bedrooms hall and stairs
LVT to ground floor
High quality finish throughout

GROUND FLOOR

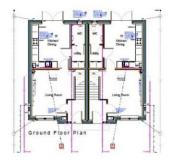
LIVING ROOM
13' 10" x 12' 34" (4.24m x 4.52m)
KITCHEN/DINER
13' 08" x 11' 43" (4.17m x 4.44m)
UTILITY ROOM
6' 65" x 4' 09" (3.48m x 1.45m)
WC
6' 1" x 4' 13" (1.85m x 1.55m)
FIRST FLOOR

LANDING
11' 31" x 3' 73" (4.14m x 2.77m)
MASTER BEDROOM
13' 63" x 8' 56" (5.56m x 3.86m)
MASTER EN-SUITE
8.' 2" x 3' 2" (2.49m x 0.97m)
BEDROOM
10' 00" x 8' 57" (3.05m x 3.89m)
BEDROOM
10' 05" x 7' 09" (3.18m x 2.36m)
BATHROOM
7' 05" x 6' 57" (2.26m x 3.28m)
4 Sykes Street £330,000

6 Sykes Street £325,000

8 Sykes Street £325,000

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Energy Effi	ciency R	ating		
Very energy efficie	nt - lower runnir	na coste	Current	Potentia
(92-100) A	m - lower runni	ig costs		
Manuf A				95
(81-91)	3		84	
(69-80)	C			
(55-68)	D			
(39-54)		E		