



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 Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		