



£500,000

Whistle Hollow Way, Offerton, Stockport, SK2 7DB



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Trinity House, Newby Road
Hazel Grove, Stockport, SK7 5DA

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Not all detached houses are the same and here we have a case in point. At over 1600 sq ft, number 38 is a fine looking, well proportioned FREEHOLD FOUR DOUBLE BEDROOM home built circa 2016. As a consequence it still carries the remaining balance of the ten year NHBC guarantee. Bonus!

Tucked away at the head of the cul-de-sac, overlooking the green to the front and not overlooked from the rear, private but not isolated, number 38 has been lovingly updated and improved by the present owners including the addition of a rather grand sun room to the rear off the kitchen.

You will benefit from a personal visit to sense the presentation and well balanced scale of this home, but here is a taster in the meantime.

Step up to the composite front door set 'neath a canopied storm porch. Cross the threshold and into the entrance hall, simply decorated white and bright. A staircase leads ahead to the first floor.

First step into the room to your left, the good sized living room. Also off the hall you can sneak a peek into the integral garage to your right. The sizeable living kitchen, a free-flowing space extending the length of the home to rear, transitions seamlessly from breakfast/ dining / living kitchen to the chefs' zone.

You will be wowed by the the sun room, recently added to the rear which exquisitely enhances the dynamic of the open kitchen and showers the area with natural illumination through the roof lights. Whether it's a summer room, entertaining space, a winter haven, or even a planetarium, the sun room blurs the lines between cosy inside space and the garden beyond.

Also off the kitchen there is a utility area and a downstairs w.c.

Back to the hall and head upstairs to the well proportioned first floor. The good sized landing has doors leading to each of the double bedrooms and to the family bathroom/w.c. The spacious main bedroom with views to the green at the front features fitted wardrobes and an en-suite shower room/w.c.with an upgraded Mira power shower.

Back downstairs and exploring the garage further you will see it has light and power.

Outside, to the front there is lawn garden and a drive leading to the garage. The owners enjoy their garden, a sanctuary and their tranquil space for rest and relaxation. There is a patio area which can be home to comfy garden furniture where you can sit and take in the lawn garden and planted borders. The garden is not overlooked from the rear.

Council Tax Band: E

Tenure: Freehold

EPC Band: B

Management Fee (maintenance of communal areas): circa currently £90 twice per year

Number 38 is served by full fibre broadband

Ground Floor

Entrance Hall - 15' 7" x 5' 8" (4.76m x 1.73m) A spindle balustrade staircase leads to the first floor. Radiator. Door to the lounge. Door to the integral garage. Door to the kitchen.

Living Room - 18' 4" x 11' 6" (5.6m x 3.51m) As the measurements indicate, this is a good size room; white and bright. There is a UPVC double glazed bay window to the front. Radiator.

Living Kitchen - 11' 6" x 22' 2" (3.52m x 6.78m) Set across the rear, even before the sun room was added, the kitchen was large enough for a table and a sofa as is the fashion now for the living kitchen. The addition of the sun room serves to superbly add to this arrangement.

The kitchen is fitted with white high gloss wall, base and drawer units. Work surfaces. One and a half bowl single drainer sink unit. Fitted induction hob (an upgrade from the original hob) with extractor canopy over. Built in eye level double oven, Integrated fridge and



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freezer. Integrated dishwasher. Radiator. LVT floor. Door to the utility room. UPVC double glazed French doors open to the rear patio. The kitchen is open to the sun room.

Sun Room - 11' 10" x 11' 1" (3.62m x 3.4m) An elegant addition to the property. The owners have configured this room as a sitting area where they can glance out and enjoy the garden and the natural light.

French doors open to the patio. LVT flooring. Large picture window to the rear. Roof lights. Radiator.

Utility Room - 5' 10" x 4' 0" (1.8m x 1.22m) Work surface. UPVC double glazed window to the rear. Base cupboard and drawer unit. Space and plumbing for a washing machine. Radiator. Door to the downstairs w.c.

The owners added the base cupboard, however, this could be removed so that a dryer could be fitted in its place. The owners currently have their dryer vented from the garage.

Downstairs w.c. - 4' 3" x 4' 0" (1.31m x 1.22m) Low level w.c. Wash hand basin. Radiator. Tiled to half height.

Garage - 18' 9" x 8' 7" (5.72m x 2.63m) With light and power. The owners currently have their dryer vented from the garage.

First Floor

First Floor Landing - 8' 5" x 9' 1" (2.59m x 2.79m) Spindle balustrade. Doors to each of the double bedrooms and a door to the family bathroom/w.c. Radiator. Access to the loft. The loft is part boarded.

There is also a door to the cupboard housing the pressurised hot water cylinder.

Bedroom One - 16' 9" x 11' 6" (5.11m x 3.52m) An excellent size bedroom to the front of the property.

Fitted wardrobes. UPVC double glazed window to the front with views over to the green.

Radiator. Door to the en-suite.

En-suite Shower Room/w.c. - 7' 9" x 4' 11" (2.38m x 1.52m) A fully tiled en-suite shower room fitted with a three piece suite comprising a double sized shower cubicle (with an upgraded Mira power shower), a low level w.c. and a wash hand basin. Heated towel rail. UPVC double glazed window to the front elevation. Tiled floor.

Bedroom Two - 13' 3" x 11' 6" (4.04m x 3.52m) Another good sized double room. UPVC double glazed window to the rear. Radiator.

Bedroom Three - 14' 2" x 8' 9" (4.32m x 2.69m) With a UPVC double glazed window enjoying views to the green. Radiator. Built in storage cupboard.

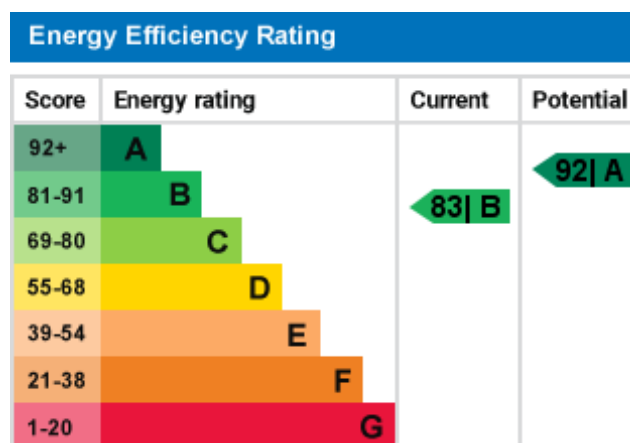
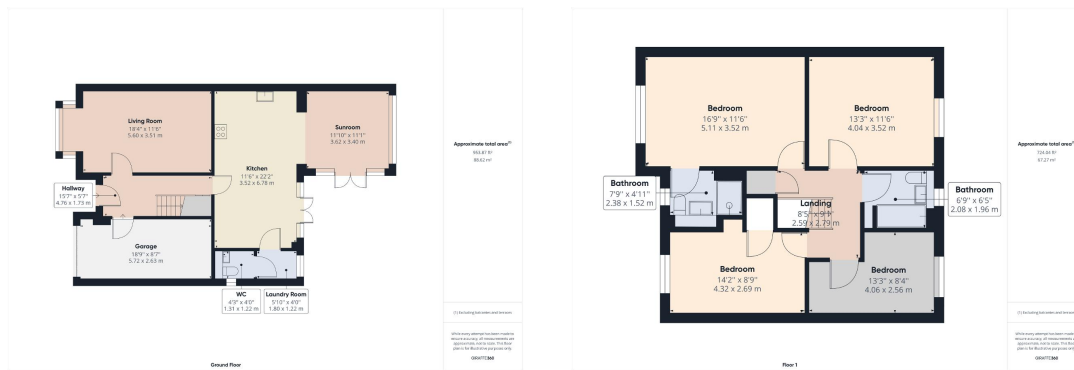
Bedroom Four - 13' 3" x 8' 3" (4.06m x 2.53m) This is a double bedroom, currently configured as a good sized dressing room with ample space for wardrobes. UPVC double glazed window to the rear elevation. Radiator.

Family Bathroom/w.c. - 7' 9" x 4' 11" (2.38m x 1.52m) Fitted with a three piece suite comprising a panelled bath (with a shower over), a wash hand basin and a low level w.c. Heated towel rail. Fully tiled walls. UPVC double glazed window to the rear.

Exterior

Outside - Outside, to the front there is lawn garden and a drive leading to the garage. The owners enjoy their garden, a sanctuary and their tranquil space for rest and relaxation. There is a patio area which can be home to comfy garden furniture where you can sit and take in the lawn garden and planted borders. The garden is not overlooked from the rear.





Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

For more details please call us on **0161 260 0444** or send an email to enquiries@warrensonline.co.uk.