



Guide Price **£300,000**
 Beauvale Avenue, Offerton, Stockport, SK2 5SJ

Something to get those of you seeking a project excited. This three bedroom detached home is situated in a popular location. Rented for many years and tired from the experience, Number 7 now seeks a new owner to bring fresh eyes and renewed vigour.

This detached home has much scope and is complimented by a good sized driveway and an excellent size rear garden. It's a stunning family home waiting to happen. Such is the space here that there is scope to extend this home subject to the necessary approvals.

Pull up on the drive. Walk up to the front door. Step into the vestibule which opens to the hall. From here you can access the living/ dining room (a through room). To the rear of this room is the dilapidated sun room. Also off the hall you can enter the extended kitchen.

On the first floor you will find a landing, three bedrooms and the bathroom/w.c.

Outside there is lawn front garden and a drive leading to the side of the property to a detached garage. Be bowled over by the rear garden which is an excellent size.

Leasehold. Balance of 999 years remaining. Ground rent is £5 per year.

Council tax band C

Ground Floor

Vestibule - 1' 5" x 5' 1" (0.45m x 1.57m) Timber door opening into the hall.

Entrance Hall - 11' 6" x 5' 1" (3.53m x 1.56m) Laminate floor. Radiator. UPVC double glazed window to the side elevation. Glazed paneled door to the Living/ Dining Area. Glazed paneled door to the kitchen. Stairs to the first floor. Timber front to the front.

Living/ Dining Room - 22' 4" x 11' 1" (6.83m x 3.39m) A through room which opens to the rear to a rather dilapidated sun room. French Doors to the rear. Laminate floor (in poor condition). Two radiators.

Sun Room - 8' 8" x 14' 10" (2.65m x 4.53m) Note this area is in poor condition. Radiator. Sliding door to the rear.

Extended Kitchen - 8' 9" x 9' 5" (2.67m x 2.89m) Door which opens to the front of the property. Fully tiled. Wall, base and drawer units. Built in gas hob. Electric oven. Work surfaces. Space for a fridge freezer. Space for a washing machine. Sink unit. UPVC windows to the side and rear.

First Floor

Landing - 6' 3" x 2' 11" (1.92m x 0.9m) UPVC window to the side. Door to the three bedrooms and the bathroom/w.c.

Bedroom One - 12' 8" x 10' 1" (3.87m x 3.08m) UPVC bay window to the front. Radiator. Picture rail.

Bedroom Two - 10' 0" x 10' 1" (3.05m x 3.08m) UPVC window to the rear. Radiator. Picture rail.

Bedroom Three - 8' 10" x 6' 0" (2.71m x 1.84m) UPVC window to the front elevation. Radiator. Picture rail. Fitted cupboard.

Bathroom/W.C. - 6' 7" x 6' 0" (2.01m x 1.83m) A fully tiled bathroom with a three piece suite comprising a paneled bath, wash hand basin and a low level w.c. Radiator.

Exterior

Outside - The outside space is impressive. There is a lawn garden to the front. A drive extends to the side of the property and leads to a detached garage.

The rear garden is laid mainly to an extensive lawn.





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.