



£290,000
Grassholme Drive, Offerton, Stockport, SK2 5UN



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know the value of your estate agent.

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

0161 260 0444
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www.warrensonline.co.uk

Opportunities like these do not come along often; a three well proportioned bedroom detached home in need of updating which is situated on a well regarded road on a popular development. Let number 14 capture your imagination as you pour over the potential here to create a wonderful home to your unique style and design choices.

It is apparent when you step into number 14 that the property is stripped and ready for you to get the creative juices flowing and work your magic.

The entrance hall gives access to a downstairs w.c., the good sized living room and the kitchen. Double doors from the living room open to the dining room to the rear. You will have noted that scope exists, subject to the necessary work/ regulations to open the kitchen to the dining room to create a living kitchen area which would run from the front to the rear of the property.

Stairs lead from the hall to the first floor landing. Off the landing there are three bedrooms (even the third bedroom will accommodate a double bed) and a bathroom/w.c. (which needs updating).

To the front of the property there is a driveway to the side which leads to a detached garage. There is a small garden area and a hedge to the front of the property.

To the rear there is a mature garden and a paved patio area.

If you are seeking a project, then we think this property will interest you. We look forward to hearing from you.

Freehold
EPC Band: D

Ground Floor

Entrance Hall - 11' 9" x 5' 11" (3.59m x 1.81m) Stairs to the first floor. Radiator. Door to the living room. Door to the kitchen. Door to the downstairs w.c.

Living Room - 14' 10" x 11' 9" (4.53m x 3.6m) Sliding patio door to the rear. Radiator. Gas fire. Glazed paneled double doors to the dining room.

Dining Room - 9' 10" x 8' 4" (3.01m x 2.55m) Sliding patio door to the rear. Coving. Radiator.

Kitchen - 9' 9" x 9' 4" (2.99m x 2.85m) Clearly in need of renovation the kitchen currently has some dilapidated wall, base and drawer units, a sink unit, a Worcester boiler, a UPVC double glazed window to the front, a radiator, a door to the dining room, a door to the hall and a UPVC door to the outside.

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First Floor

Landing - 9' 4" x 6' 7" (2.87m x 2.03m) UPVC double glazed window to the front. Doors to the bedrooms and the bathroom/w.c.

Bedroom One - 12' 6" x 8' 6" (3.83m x 2.61m) UPVC double glazed window to the rear. Radiator. Built in cupboard.

Bedroom Two - 9' 10" x 9' 11" (3m x 3.03m) UPVC double glazed window to the rear. Radiator. Built in cupboard.

Bedroom Three - 9' 4" x 9' 3" (2.85m x 2.83m) A good sized third bedroom which will accommodate a double bed.

Bathroom/W.C. - 5' 10" x 7' 10" (1.79m x 2.41m) In need of updating.

Currently comprises a three piece suite with a bath, low level w.c. and a wash hand basin. Part tiled. UPVC double glazed window to the front. Radiator.

Exterior

Outside - To the front of the property there is a driveway to the side which leads to a detached garage. There is a small garden area and a hedge to the front of the property.

To the rear there is a mature garden and a paved patio area.



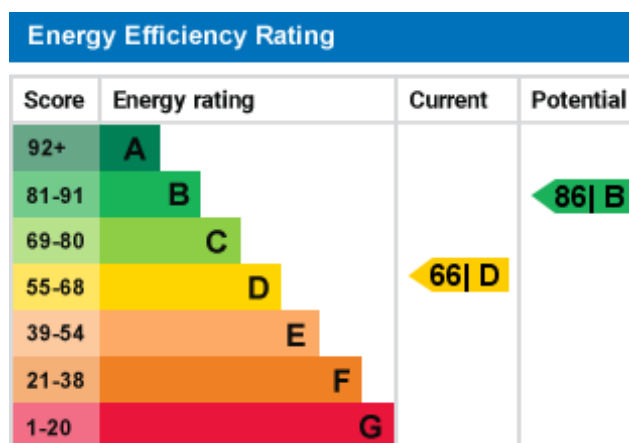
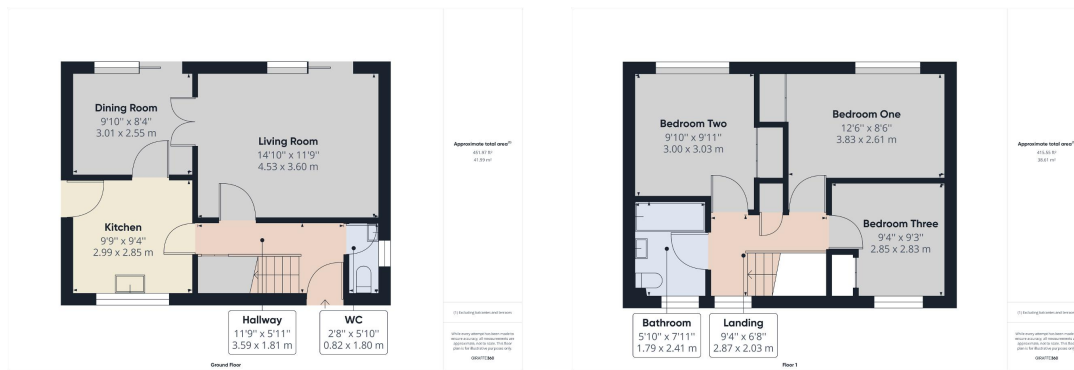
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Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

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