



£290,000

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Well presented, thoughtfully planned accommodation complemented by a driveway and gardens awaits at Number 1. This home features an extended kitchen and a sun room (currently used as a dining area) which benefits from an Icotherm roof fitted circa May 2023. Another bonus, a new combi boiler was fitted in May 2023.

Excite your senses (and maybe those of your four legged friend) with walks in the green, open space afforded by Woodbank Park. Commuting is a doddle with Stockport Train Station within two miles which provides regular trains to Manchester and London. The M60 motorway network within a two mile reach.

Step into the hallway where a turned staircase leads to the first floor. There oak doors open to the kitchen and the lounge adding a touch of warmth and quality finish to the area. The lounge is a good size, yet emanates a coziness helped along by the ornate fireplace with a rustic mantle.

Bi-fold oak doors open to the sun room which enhances the accommodation creating a versatile room which can be accessed from the living room or the kitchen. Whatever you choose to use this room for it blurs the lines between cosy inside space and the garden beyond.

To the extended kitchen which is fitted with a range of units and includes a built in oven, hob and an integrated fridge freezer.

Retrace your steps to the hall and head upstairs to the landing where oak doors open to the three bedrooms and the modern, stylish bathroom/w.c. Bedroom three is well planned and fitted with a bed and a wardrobe with shelving too. Outside, to the front there is a good sized gravel driveway. At the side of the property, post panel fencing and a gate screen off a garden area. Such is the room to side that scope exists subject to the necessary authority to extend.

To the rear there is a pleasant garden with a timber decked patio (ideal for your garden furniture) which leads onto the lawn garden which is punctuated by lovely mature trees including an Acer. The owner loves the garden, a sanctuary and tranquil space for rest and relaxation.

We think there's a lot here that will interest you and look forward to hearing from you to arrange a viewing.

EPC Band C
Council Tax Band B
Tenure: Freehold

Ground Floor

Hallway - 7' 2" x 5' 1" (2.19m x 1.56m) Front door opening into the hallway. Turned staircase to to the first floor. Meter cupboards. UPVC double glazed window to the front. Laminate floor. Oak doors to the kitchen and living room. Radiator.

Living Room - 19' 9" x 10' 5" (6.03m x 3.2m) A good sized room with a UPVC double glazed bay window to the front. Radiator. Coving to the ceiling. Oak folding doors into the sun room to the rear with adjacent windows. Plate rack to the chimney breast. Hold in the wall ornate fire place with a timber mantle.

Sun Room - 6' 11" x 9' 9" (2.12m x 2.98m) A useful room which has the benefit of a new Icotherm roof (new in May 2023). UPVC windows and UPCs double doors opening to the rear garden. Radiator. Oak door to the kitchen.

Kitchen - An extended kitchen fitted with a range of wall, base and drawer units. Butcher's block work surfaces incorporating a Belfast sink with mixer tap over. Tiled splash backs. Space for a washing machine. Space for a dishwasher. Space for a dryer. Built in ceramic hob with an extractor canopy over. Built in oven and grill. Integrated fridge and freezer. Oak door into the hall. Oak door into the sun room. Cupboard under the stairs housing the recently fitted combi boiler (May 2023). Laminate floor. UPVC double glazed window to the rear overlooking the garden. Composite door opening to the garden area to the side (which extends to the rear garden).

First Floor

Landing - 5' 2" x 2' 6" (1.59m x 0.78m) With oak doors to the three bedrooms and the bathroom/w.c. Access to the loft. UPVC double glazed window to the side.

Bedroom One - 11' 2" x 10' 4" (3.42m x 3.15m) UPVC double glazed bay window to the front. Radiator.

Bedroom Two - 8' 5" x 10' 4" (2.59m x 3.17m) UPVC double glazed window to the rear. Radiator. Picture rail.

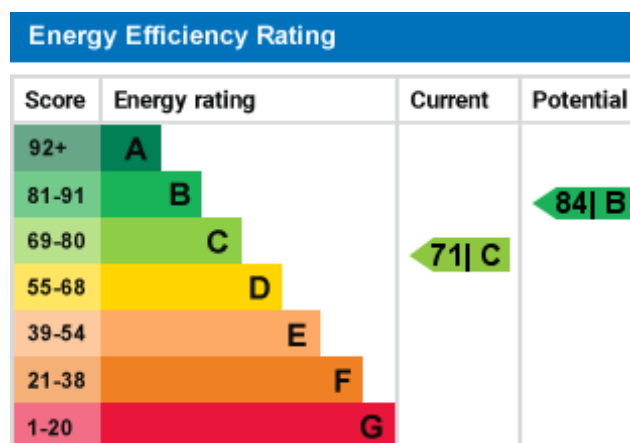
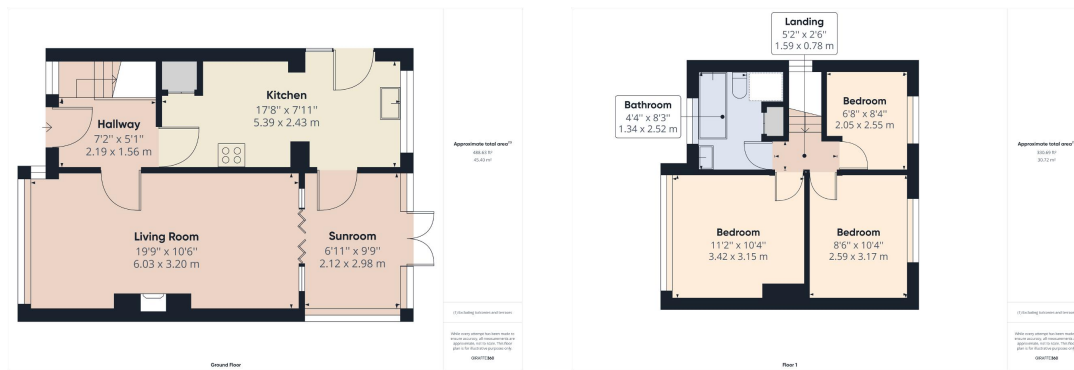
Bedroom Three - 6' 8" x 8' 4" (2.05m x 2.55m) A good sized third bedroom with a fitted bed with storage drawers beneath. Fitted wardrobe and shelving. Radiator. UPVC double glazed window to the rear.

Bathroom/W.C. - 4' 4" x 8' 3" (1.34m x 2.52m) Modern and stylish, the bathroom is fitted with a three piece suite comprising a panelled bath with a shower over, a low level w.c. and a wash hand basin which is housed in a vanity unit. Designer style heated towel rail. UPVC double glazed window to the rear. Tiled walls. Cupboard.

Exterior

Outside - To the rear there is a pleasant garden with a timber decked patio (ideal for your garden furniture) which leads onto the lawn garden which is punctuated by lovely mature trees including an Acer. The owner loves the garden, a sanctuary and tranquil space for rest and relaxation.





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.