



**£260,000**

**Bossington Close, Offerton, Stockport, SK2 5BE**



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Trinity House, Newby Road  
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This THREE BEDROOM SEMI DETACHED HOME is tucked in a small cul-de-sac on a corner position affording it land to three sides and offering scope to extend subject to necessary regulation. This home features a conservatory too.

Commuting is convenient, with Stockport Train Station within two miles which provides regular trains to Manchester and London. The M60 motorway network within a two mile reach. The outdoorsy type? Get your dose of fresh air and mindfulness with walks in the green, open space afforded by Woodbank Park.

Pull up to the property. Walk up the path and step into the hallway where a turned staircase leads to the first floor. A door to the left opens to the lounge/ dining room which features windows front and rear.

The kitchen has a fitted range of units and the vendor is including the cooker, washing machine, the fridge and freezer.

Back to the hall and head upstairs to the landing where you will find the three bedrooms and the bathroom/w.c.

Outside, there is scope for a drive to the front. There is land to the side of the property which could be configured to suit your needs, be that additional parking, extra garden or space to extend. The side opens to the rear where there is a driveway and/ or garden area.

Tenure: Freehold  
Council Tax Band: B

### Ground Floor

**Entrance Hall** - 6' 9" x 5' 0" (2.08m x 1.54m) UPVC door. Spindle balustrade turned staircase. Meter cupboards. Double radiator. Laminate. Door to the kitchen. Door to the lounge.

**Lounge/ Dining Room** - 19' 6" x 10' 5" (5.95m x 3.19m) UPVC double glazed bay window to the front. UPVC window to the rear. Two radiators. Fire surround. Coving.

**Kitchen** - 9' 8" x 7' 8" (2.96m x 2.36m) Fitted with a range of wall, base and drawer units. Work surfaces. Tiled splash-back. Stainless steel single drainer sink unit. Cooker with an extractor hood over. Washing machine. Under counter fridge and freezer. Chrome effect heated towel rail. Tiled floor. Boiler. Door to the conservatory. UPVC double glazed window to the rear.

**Conservatory** - 9' 1" x 8' 0" (2.77m x 2.44m) UPVC double doors opening to the rear garden. Wood floor. Radiator.

**Bedroom** - 7' 11" x 10' 5" (2.42m x 3.19m) UPVC double glazed window to the rear. Radiator. Picture rail.

**Bedroom** - 6' 9" x 7' 10" (2.08m x 2.41m) UPVC double glazed window to the front. Radiator.

**Bathroom/W.C.** - 5' 0" x 7' 10" (1.54m x 2.4m) Fitted with a three piece suite comprising a panelled bath, low level w.c. and a low level w.c. Part tiled. Radiator. UPVC double glazed window to the front.

### First Floor

**Landing** - 5' 1" x 2' 5" (1.57m x 0.76m) Doors to each bedroom and the bathroom/w.c. Access to the loft.

**Bedroom** - 11' 4" x 10' 4" (3.46m x 3.15m) UPVC double glazed window to the front. Radiator. Picture rail.

### Exterior

**Outside** - Outside, there is scope for a drive to the front. There is land to the side of the property which could be configured to suit your needs, be that additional parking, extra garden or space to extend. The side opens to the rear where there is a driveway and/ or garden 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](mailto:enquiries@warrensonline.co.uk).



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