



**£550,000**

Sheard Hall Avenue, Disley, Stockport, SK12 2DE



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

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Welcome to Number 10, updated by the proud present owners and boasting a superbly presented, sizeable (at over 1600 sq ft) versatile interior wrapped in a handsome re-modeled exterior. With stunning views over rolling hills out towards Kinder Scout the panoramic vista will never become tiresome.

The property is approximately 0.7 miles from Disley Village/ Train Station. Lyme Park is a short drive away (or approximately a 30 minute walk via a country footpath). Excite your senses (and maybe those of your four legged friend) here with walks in the green, open space afforded by this National Trust Park.

Versatile? Undoubtedly! With a shower room/w.c. on the ground floor along with two receptions which could be ground floor bedrooms (in addition to the lounge and the visually wonderful dining kitchen), this home would suit those needing ground floor living. It is ideal for those working from home too or simply those of you with a large family or dependents. The property has five bedrooms between the ground and first floors, rooms which alternatively could be used for other purposes (as is the case at the moment). There is a integral garage too.

Pull up at the property and make your way over the ample driveway to the front door. Make your way indoors, via the composite front door into the entrance hallway which oozes modern style and luxury and sets the tone for the presentation throughout.

Outside to the front there is a lawn and a sizeable block paved driveway leading to the attached wide garage.

There is a southerly facing rear garden with a variety of shrubs and hedges, a lawn garden, a spacious entertainment patio and water features.

From the sizeable accommodation, the attractive open dining room living arrangement, the attention to detail and the pleasant cul-de-sac location, you will find much to love here at number 10; The owners have proudly updated this home with a new bathroom, a new shower room on the ground floor, new doors, re-plastered walls and even a new roof. We look forward to hearing from you to arrange a viewing.

## Ground Floor

**Hallway - 6' 10" x 13' 5" (2.11m x 4.11m)** The home is accessed via a composite door into the hallway. Laminate flooring. Stairs to first floor.

**Living Room - 12' 5" x 13' 5" (3.79m x 4.1m)** Double glazed window to the front aspect. Radiator.

**Bedroom / Reception - 8' 10" x 11' 11" (2.71m x 3.64m)** Double glazed window to the front aspect. Radiator. Laminate flooring.

**Shower Room / W.C. - 8' 8" x 3' 10" (2.66m x 1.18m)** Fitted with a shower cubicle with mixer shower and dual shower heads. W.C. and wash basin built into wall unit. Tiled walls with contrasting tiles. Designer towel radiator. Integrated mirror. Ceiling spotlights. Tiled floor. Extractor fan.

**Kitchen / Diner - 29' 3" x 8' 11" (8.92m x 2.72m)** A stunning fitted kitchen which is open to the dining area.

### Kitchen

The kitchen is fitted with a elegant range of wall, base and drawer units with white quartz work surfaces. Fitted ceramic hob with an extractor over. Built in 'Zanussi' double oven plus a 'Zanussi' microwave oven. Integrated fridge and freezer. Integrated dishwasher. One and a half bowl single drainer sink unit. UPVC window overlooking the lovely rear garden. LVT floor. Door to inner hall. Opening to the dining room.

### Dining Room

Sliding patio door opening to the rear garden. Designer style vertical radiator. LVT floor (flowing from the kitchen).

**Inner Hall - 2' 11" x 11' 3" (0.9m x 3.43m)** With doors to the garage, rear bedroom/ reception room and a door to the rear garden. There is a cupboard housing the gas central boiler.

**Bedroom/ Reception Room - 9' 10" x 13' 3" (3.01m x 4.06m)** UPVC double glazed window to the rear. Radiator.

**Integral Garage - 14' 2" x 17' 2" (4.33m x 5.24m)**

## First Floor



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**First Floor Landing - 7' 0" x 6' 11" (2.15m x 2.12m)** A spindle balustrade staircase leads up to the first floor. Double glazed window to the rear elevation. Loft access point.

**Bedroom - 12' 6" x 12' 9" (3.83m x 3.9m)** Double glazed window to the front elevation. Radiator. Ceiling spotlights.

**Bedroom - 12' 8" x 12' 6" (3.88m x 3.83m)** Double glazed window to the front elevation. Radiator. Ceiling spotlights. Fitted wardrobes.

**Bedroom - 12' 4" x 6' 7" (3.77m x 2.01m)** Double glazed window to the rear elevation. Radiator.

**Bathroom / W.C. - 8' 11" x 6' 9" (2.73m x 2.09m)** Modern four piece suite comprising tiled bath with hand held shower attachment, wash basin with vanity drawers below, low level W.C and a corner shower cubicle with dual shower heads. Tiled walls. Laminate flooring. Heated towel rail. Extractor fan. Double glazed frosted window to the side elevation.

## Exterior

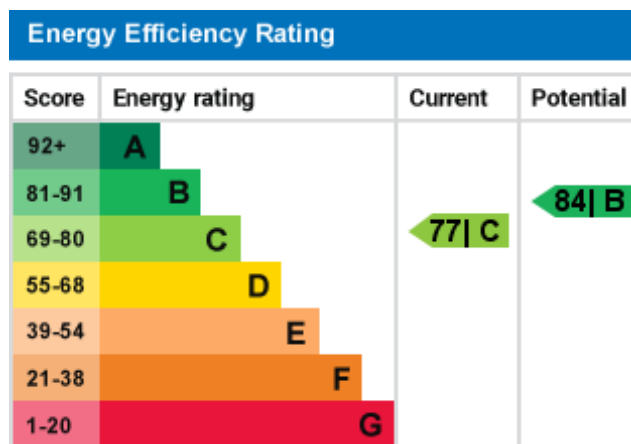
**Outside -** Outside to the front there is a lawn and a sizeable block paved driveway leading to the attached wide garage.

There is a southerly facing rear garden with a variety of shrubs and hedges, a lawn garden, a spacious entertainment patio and water features.

**Gardens -** Outside to the front there is a lawn and a sizeable block paved driveway leading to the attached wide garage.

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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).