



**£525,000**

Torkington Road, Hazel Grove, Stockport, SK7 4RH



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

0161 260 0444  
sales@warrensonline.co.uk  
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In search of a sizeable, well proportioned four bedroom period home close to the amenities of Stockport and convenient for transport links? Welcome to 27 Torkington Road, a handsome EXTENDED SEMI DETACHED HOME.

No need to argue over bedrooms here; number 27 offers FOUR DOUBLE BEDROOMS. There might be a discussion as to who wins the room with access to the balcony which overlooks the mature rear garden!

Pull up on the good sized driveway. Approach the front door, step through the entrance porch and into welcoming entrance hall with a stripped and varnished wood floor. Oak doors stand out against the neutral decor.

To your right, the spindle balustrade staircase to the first floor. Before you venture upstairs, explore the space and layout of the ground floor. The front reception room features a rounded bay window with stained leaded lights. The room has an ornate hole in the wall fireplace with a timber mantle adding some rustic charm. The reception room to the rear boasts a period fire place with an open fireplace for snug evenings. French Doors opening to the lovely rear garden. Let your friends/ family gatherings spill out to the garden when the weather permits!

Now to the Breakfast Kitchen; spacious enough for a dining table and peninsular unit (with under counter storage space) which segments and defines the kitchen space. A large window overlooks the rear garden; it's no bad place to stand if you're called upon to do the dishes (although there is an integrated dishwasher for tougher duties!). The breakfast kitchen is large enough for folk to gather and as the chef of the house hosts the event.

There's more to the the ground floor; a modern shower room, a separate w.c. and a utility room ready to handle the laundry day hustle (partitioned from the garage, as was).

When you're ready to venture upstairs, you will discover a good sized landing, four double bedrooms and a roomy modern bathroom/w.c. where you can revive and relax with both a separate shower and a bath. In case it went unnoticed, one of the bedrooms will spoil you with access to a balcony overlooking the rear garden.

Outside, there is an expansive driveway to the front. To the rear there is a mature garden. There is a secluded bin storage area to the side.

So, come and visit number 27 and discover for yourself its many virtues. We look forward to hearing from you.

EPC: C

Council Tax: E

## Ground Floor

**Porch - 10' 8" x 2' 5" (3.26m x 0.76m)** Tiled floor. Timber door with stained lead inset. Timber leaded window.

**Entrance Hall - 8' 1" x 12' 3" (2.47m x 3.75m)** A welcoming hallway with a stripped wood floor and oak doors set against the neutral decor. Radiator. Picture rail. Coving.

**Reception Room - 12' 9" x 11' 9" (3.9m x 3.59m)** With a rounded bay window to the front. Ornate hole in the wall fireplace with a timber mantle over. Picture rail. Coving. Radiator.

**Reception Room - 12' 10" x 13' 11" (3.93m x 4.26m)** With a feature period fire surround with a tiled inset and hearth and an open fire. Picture rail. Coving. French Doors opening to the rear garden. Radiator.

**Breakfast Kitchen - 10' 10" x 18' 10" (3.32m x 5.75m)** This good sized space flows from a breakfast/ dining area through to the kitchen area.

The kitchen comprises wall, base and drawer units and a peninsula unit with under counter storage. Work surfaces. Sink unit with mixer taps. Double oven. Ceramic hob with a concealed extractor hood over. Tiled splash-backs. UPVC double glazed window to the rear. Integrated dishwasher. Integrated fridge and freezer. Laminate floor. Door opening to the side provide access to the rear garden.

**Downstairs w.c. - 2' 3" x 3' 9" (0.71m x 1.16m)** Low level w.c.



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**Utility Room - 7' 2" x 4' 9" (2.2m x 1.46m)** Work surface. Sink unit. Space for a dryer and a washing machine. Towel radiator.

**Shower Room - 3' 11" x 5' 1" (1.21m x 1.55m)** UPVC double glazed window to the rear. Wash hand basin. Radiator. Fully tiled shower cubicle.

## First Floor

**First Floor Landing - 8' 1" x 6' 9" (2.48m x 2.07m)** Spacious landing with oak doors to the four double bedrooms and the bathroom/w.c. Access to the loft.

**Bedroom - 11' 5" x 16' 0" (3.49m x 4.88m)** A 'sunshine room' with windows to the front and rear. Fitted wardrobes. Laminate floor. Radiator.

**Bedroom - 13' 0" x 13' 11" (3.98m x 4.25m)** UPVC double glazed window to the rear. Ornate cast iron fire place. Radiator. Coving.

**Bedroom - 12' 11" x 12' 0" (3.96m x 3.66m)** UPVC double glazed rounded bay window to the front. Ornate cast iron fireplace. Coving. Radiator.

**Bedroom - 10' 8" x 10' 4" (3.26m x 3.17m)** Fitted wardrobes. Door with adjacent windows. The door opens to the rear balcony overlooking the garden. Radiator. Coving.

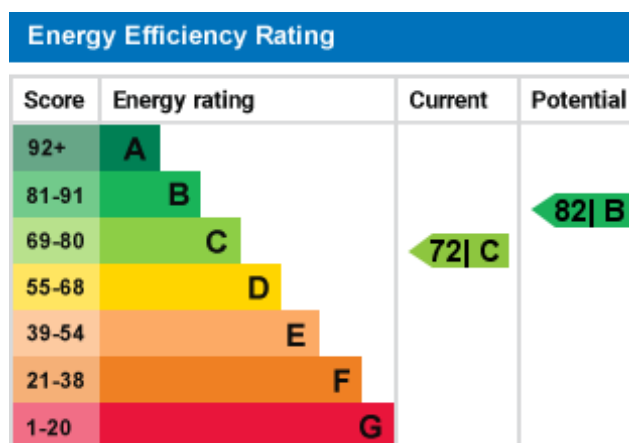
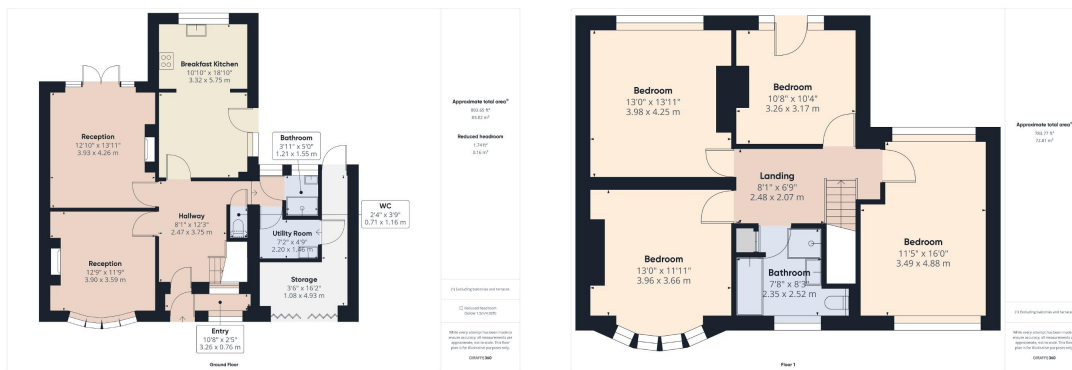
**Bathroom/W.C. - 7' 8" x 8' 3" (2.35m x 2.52m)** This roomy bathroom features a white modern suite comprising a double ended panelled bath (with mixer tap shower attachment), a separate shower cubicle, a low level w.c. and a wash hand basin. UPVC double glazed window to the front. Chrome effect heated towel.

## Exterior

**Outside -** Outside, there is an expansive driveway to the front.

To the rear there is a mature garden with a shaped lawn and a paved patio and path. There is a secluded bin storage area to the side and a fenced kitchen garden. Post/ panel fencing.





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).