

Offers Over **£400,000**  
 Charlestown Road East, Woodsmoor, Stockport, SK2 7DZ



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Before you know the value of your home  
 know the value of your estate agent.

Contact us to arrange a free valuation.

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

0161 260 0444  
[sales@warrensonline.co.uk](mailto:sales@warrensonline.co.uk)  
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We think you are going to love Charlestown Road East, a pretty, tree lined road which seasonally blooms with cherry blossom. Beautiful.

Number 87, a lovingly modernised three bedroom semi detached home, is going to excite you. Prepare to be captivated! The owners have followed the beat of their own drum when it comes to style choices and finishes and the result is a rather special home which we think you are going to love.

Appreciate the proximity of this home to Woodsmoor Train Station (less than half a mile away). Excite your senses (and maybe those of your children or four legged friend) with walks in open space afforded by Mirrlees Fields, billed as a 'peaceful oasis of calm between Woodmoor and Hazel Grove.'

This home is also remarkably convenient for local schools including Stockport Grammar School, Stockport School and Great Moor Primary School. The 'Little Shop'/ Post Office should not go without mention which has served the local community for generations. Georgians Cricket Club and Davenport Tennis Club are within walking distance. Fancy a drink and a bite to eat; the well regarded local, The Jolly Sailor is a pleasant stroll away.

Wander up to the arched front doors and step into the porch. From here, you are welcomed into the entrance hallway with it's turned staircase set against the LVT flooring. Ahead from the hall you find a new elegantly styled fitted kitchen with a window framing the view out to the excellent sized rear garden.

To the left, from the hall, the lounge is situated to the front of the property. Sliding doors open to reveal the dining room to the rear.

Re-trace your steps to the hall and up the stairs you will see the landing with doors to the three bedrooms. Even the third bedroom will accommodate a double bed . Also on the first floor, is the re-fitted rather splendid four piece bathroom. Unwind in the deep double ended bath or refresh and revive in the separate walk in shower.

Outside, to the front of the property there is a gated driveway which extends to the side of the property and leads to a garage to the rear. There is a lawn area with maintained border.

To the rear there is good size garden with a lawn and maintained borders. There is a paved patio area which extends to the garage.

Piqued your interest. Whet your appetite? Want to view? Please get in touch. We look forward to hearing from you.

Council Tax Band: D

EPC: D

Tenure: Freehold

## Ground Floor

**Porch** - 1' 8" x 6' 0" (0.51m x 1.85m) Double glazed double doors. Quarry tiled floor. Timber door gives access to the home.

**Hallway** - 12' 2" x 6' 4" (3.72m x 1.94m) Double glazed window to the side aspect. LVT flooring. Designer style radiator. Stairs to first floor.

**Living Room** - 16' 1" x 11' 9" (4.92m x 3.6m) Double glazed half bay window to the front aspect. Radiator. Sliding door to dining room.

**Dining Room** - 7' 8" x 9' 9" (2.35m x 2.99m) Double glazed window to the rear aspect. Radiator.

**Kitchen** - 7' 10" x 8' 4" (2.39m x 2.55m) Fitted with a range of wall, drawer and base units. Laminate work surfaces incorporate a one and a half bowl sink and drainer with mixer tap. Integrated double electric oven with gas hob and extractor hood over. Integrated fridge freezer and washing machine. LVT flooring. Part tiled walls. Under stairs storage cupboard. Double glazed window to the rear aspect. Wooden door gives access to the side of the property.

## First Floor

**First floor Landing** - Double glazed frosted window to the side elevation.



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**Bedroom One** - 12' 11" x 11' 0" (3.95m x 3.36m) Double glazed half bay window to the front elevation. Radiator.

**Bedroom Two** - 12' 1" x 10' 4" (3.7m x 3.17m) Double glazed window to the rear garden. Radiator.

**Bedroom Three** - 7' 5" x 7' 7" (2.28m x 2.33m) Double glazed window to the front elevation. Designer style radiator.

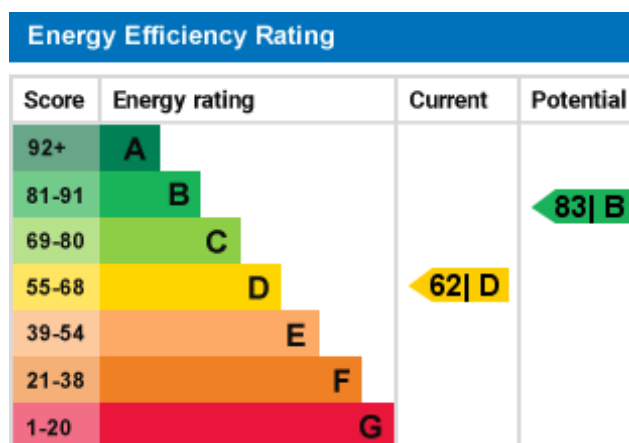
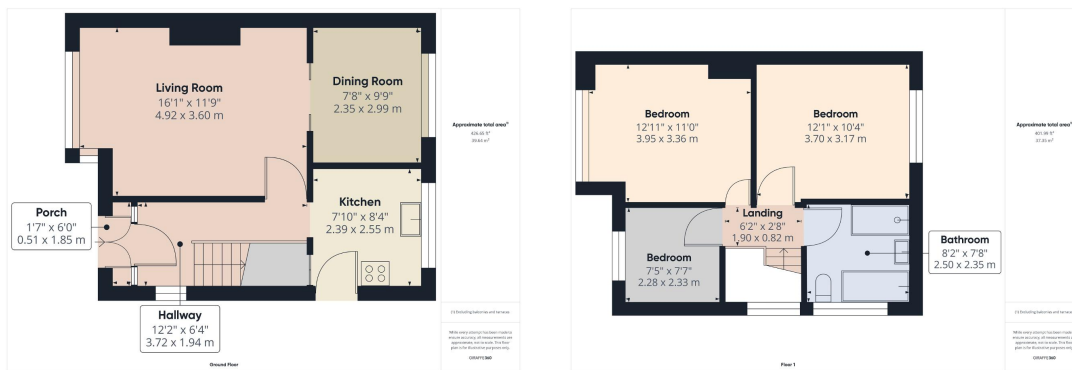
**Bathroom / W.C.** - 8' 2" x 7' 8" (2.5m x 2.35m) Fitted with a modern four piece suite comprising bathtub, low level w.c. Wash basin with vanity drawers below and a walk in shower with glass screen. Part tiled walls. Tiled floor. Chrome heated towel rail. Extractor fan. Double glazed frosted window to the side elevation.

## Exterior

**Gardens** - To the front of the property there is a gated driveway which extends to the side of the property and leads to a garage to the rear. There is a lawn area with maintained border.

To the rear there is good size garden with a lawn and maintained borders. There is a paved patio area which extends to the garage.





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).