



**£525,000**

Hillcrest Road, Offerton, Stockport, Cheshire, SK2 5QL



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This HANDSOME EXTENDED FOUR DOUBLE BEDROOM detached home set back from Hillcrest Road with a spacious frontage, is significant in size and oozes with kerb appeal.

Drive along this well regarded tree lined road where a smile is induced from the home's big reveal when you turn into the drive.

Step into the entrance porch which is a tidy area with a tiled floor and space for coats, shoes and such. Beyond here is the impressive entrance hallway. Catch a glimpse of the galleried landing.

Off the hallway you will find a good sized living room, a separate dining room and an extended fitted kitchen. Feast your eyes on the stylish, quirky layout of the kitchen complete with a breakfast bar area where guests can relax and natter whilst you cook up a storm!. Display cabinets with light up shelves add a homely and characterful ambience which can be personalised. The kitchen comes with a range style cooker, dishwasher, washing machine, American style fridge freezer and a smaller fridge too. The garage can be accessed from the kitchen area.

Also, off the hall is the downstairs w.c., a smart tastefully appointed affair, with designer style chrome effect radiator. Returning to the entrance hall, take the elegant spindle balustrade staircase to the expansive landing with two chandeliers and a stained leaded window add a sense of theatre.

Here on the first floor, explore the presentation, fit and finish of the bedrooms and the family bathroom.

The main bedroom features fitted wardrobes with matching bedside cabinets and a drawer unit. There is an en-suite bathroom/w.c. (with a small bath and shower over).

So to outside. Set back as it is, number 14 enjoys a good sized block paved drive in addition to a mature garden area. The drive allows access to the integral garage. There is access to the side leading to the rear garden.

To the rear, there is a paved patio area extending to a generous lawn garden. The rear benefits from an additional garage.

## Ground Floor

**Entrance Porch - 9' 1" x 3' 2" (2.77m x 0.97m)** With a tiled floor. Electric heater. UPVC double glazed diamond leaded windows. UPVC double glazed front door. Timber door opening to the hallway.

**Hall - 13' 11" x 6' 4" (4.25m x 1.95m)** Panelled walls. Plate rack. Radiator. Elegant spindle balustrade staircase. Stained leaded window to the front. Laminate wood floor. Doors to the living room, dining room, kitchen and downstairs w.c. Under stairs storage.

**Living Room - 11' 5" x 19' 10" (3.48m x 6.06m)** An excellent size plushly appointed living room, a 'sunshine room' with a UPVC double glazed window to the front and sliding patio doors (opening to the sun room) to the rear. Feature fire place. Coving. Dado rail. Radiator.

**Sun Room - 12' 2" x 10' 10" (3.73m x 3.32m)** The sun room blends the space between inside and out. take in the garden from here, or when the mood takes you step out into the garden. Tiled floor. Glazed door to the rear garden. Tall arched windows.

**Dining Room - 10' 7" x 14' 3" (3.24m x 4.36m)** An exquisitely styled dining room although, of course, this room could be used for a variety of purposes. Patio doors open to the rear garden. Radiator. Laminate floor. Coving. Picture rail.

**Breakfast Kitchen -** Measured in two parts:-  
2.09m (6'10") x 3.78m (12'4")  
4.38m (14'4") x 3.26m (10'8") - turret style extension

Quirky in its layout, embellished by a turret style extension, the kitchen is stylishly fitted with wooden cabinetry including base and drawer units along with a run of glazed display units with inset lighting.

There is a breakfast bar where friends and family can natter whilst you cook up a storm! Want to keep an eye on the children, whilst you

cook; they can sit and do their home work here!

Work surfaces. Tiled splash backs. Space for a range cooker with an extractor hood over. One and a half bowl single drainer sink unit. Tiled floor. UPVC double Three UPVC double glazed window to the rear elevation set in a quirky angled fashion. Stable style composite door to the rear garden. The kitchen comes with a range style cooker, dishwasher, washing machine, American style fridge freezer and a smaller fridge too.

**Downstairs w.c. - 5' 8" x 2' 8" (1.74m x 0.83m)** Cosy and well presented. Low level w.c. Part tiled walls. Chrome effect heated towel rail. Floating corner wash hand basin.

## First Floor

**Landing - 11' 7" x 2' 7" (3.55m x 0.8m)** An expansive landing with a spindle balustrade, chandeliers and a stained leaded window to add a sense of theatre. Radiator. Picture rail. Access to the bedrooms, bathroom and a storage cupboard.

**Bedroom - 11' 6" x 11' 10" (3.52m x 3.63m)** Rich and cosy, the main bedroom features wooden wardrobes with matching bedside cabinets and a matching chest of drawers. Radiator. UPVC double glazed leaded window to the front. Bifold door opening to the en-suite bathroom/w.c.

**En-suite bathroom/w.c. - 6' 10" x 3' 11" (2.1m x 1.2m)** A fully tiled bathroom with a UPVC leaded window to the front. Radiator. Chrome effect heated towel rail. Small bath with a shower over. Wash hand basin housed in a vanity unit.

**Bedroom - 11' 3" x 11' 9" (3.45m x 3.59m)** Another double bedroom. UPVC double glazed window to the rear. Laminate floor. Radiator.

**Bedroom - 9' 1" x 11' 3" (2.77m x 3.45m)** Another double bedroom. UPVC double glazed window to the rear. Radiator. Fitted wardrobes. Picture rail.

**Bedroom - 8' 6" x 12' 5" (2.61m x 3.8m)** Another double bedroom (currently used as an office). UPVC double glazed windows to the front and rear. Radiator.

**Family Bathroom/ W.C. - 6' 3" x 7' 1" (1.93m x 2.17m)** Fitted with a three piece suite comprising a paneled bath with a shower over, a low level w.c. and a wash hand basin. UPVC double glazed window to the rear. Part tiled with a decorative tile border. Chrome effect heated towel rail.

## Exterior

**Outside -** Set back as it is, number 14 enjoys a good sized block paved drive in addition to a mature garden area. The drive allows access to the integral garage. There is access to the side leading to the rear garden.

To the rear, there is a paved patio area extending to a generous lawn garden. The rear benefits from an additional garage.





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