

£250,000

Moorland Road, Woodsmoor, Stockport, SK2 7AT



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Trinity House, Newby Road  
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Number 41, a good sized, clean and tidily presented Freehold TWO DOUBLE BEDROOM TERRACE to set the creative juices flowing. There is no onward chain here; bonus.

We understand that the property was a happy home to its loving owners since around the mid 1970's and it is now ready for fresh eyes and an injection of imaginative energy. It is presented in a lovely clean and well kept order; a credit to the owners. It's time for another chapter in its history. The potential is boundless here.

Outside, there is a garden frontage with attractive wrought iron fencing and a gate. You will see that many neighbouring properties have converted this area to off road parking (subject to necessary building/ planning regulations). Please note that the Acer tree is of sentimental value to the owner and will be moving home (so it is not included with the sale).

To the rear there is a lovely mature garden with a lawn and stocked borders. We believe this was the owners' sanctuary.

Number 41 is alluringly convenient for Woodsmoor train station, local schools including Stockport Grammar School, Stockport School and Great Moor Primary School. The 'Little Shop'/ Post Office (over the railway bridge) should not go without mention which has served the local community for generations. The facilities of Great Moor are within walking distance and Stepping Hill Hospital is just over half a mile away.

Tenure: Freehold

EPC: E

Council Tax Band: B

## Ground Floor

**Entrance Vestibule - 11' 3" x 3' 3" (3.45m x 1m)** Composite front door. Laminate floor. Ceiling cornice. Picture rail. Doors to the two reception rooms. Electric heater. Stairs to the first floor/

**Reception Room (front) - 11' 4" x 10' 2" (3.47m x 3.1m)** UPVC double glazed window to the front. Ceiling cornice. Picture rail. Gas fire. Cupboards into the recesses.

**Reception Room (rear) - 11' 10" x 13' 10" (3.62m x 4.23m)** UPVC double glazed window to the rear. Gas fire. Fire surround with tiled inset and hearth. The fired surround extends with a tiled plinth and recess under one side and a shelf area with tiled shelf top to the other.

**Kitchen - 9' 5" x 7' 5" (2.89m x 2.28m)** Fitted with white high gloss wall base and drawer units. Space for a gas cooker. Space for a washing machine. Tiled work surfaces with tiled splash-backs. Sink unit. Space for a fridge freezer. UPVC double glazed window and door which opens to the rear garden. Laminate floor.

## First Floor

**Landing - 3' 1" x 5' 10" (0.94m x 1.78m)** Access to the two double bedrooms and the bathroom/w.c. Access to the loft.

**Bedroom (front) - 8' 2" x 12' 8" (2.49m x 3.87m)** A double bedroom with fitted wardrobes and matching drawer units. UPVC double glazed window to the front. Electric heater.

**Bedroom (rear) - 11' 10" x 10' 11" (3.61m x 3.35m)** Another fitted double bedroom. Wardrobes, shelf unit, drawer units and bedside cabinets. Two UPVC double glazed windows to the rear. Electric heater.

We understand that 'back in the day' this room had been split, for the growing family, into two bedrooms.

**Shower room/W.C. - 8' 3" x 4' 11" (2.54m x 1.52m)** Testament to this cherished home, the fully tiled shower room was fitted over forty years and remains exceptionally clean and in good order!

Three piece suite comprising a wash hand basin, a low level w.c. and a shower cubicle with an electric shower. Electric heater.

## Exterior

**Outside -** There is a garden frontage with attractive wrought iron fencing and a gate. You will see that many neighbouring properties have converted this area to off road parking (subject to necessary building/ planning regulations).

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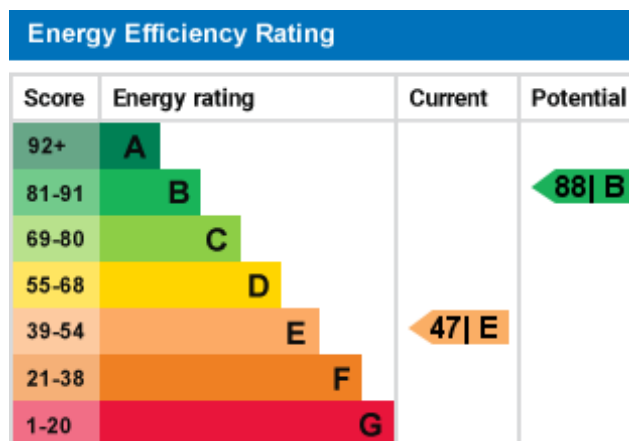
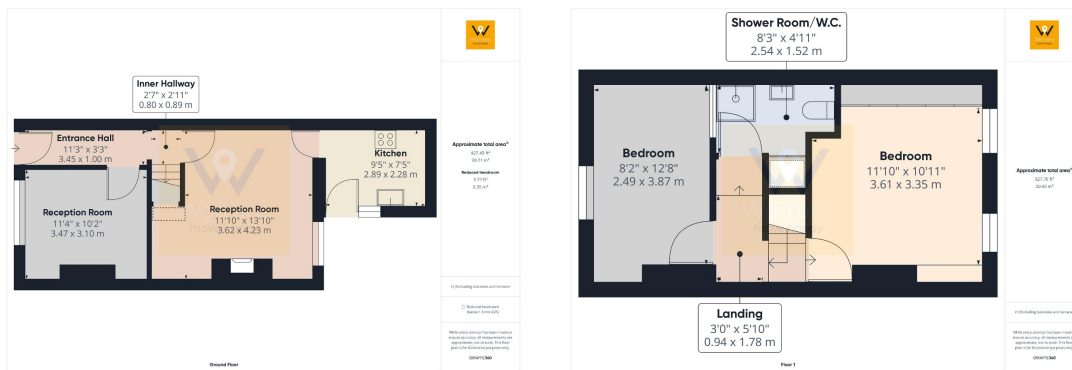
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Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

For more details please call us on **0161 260 0444** or send an email to [enquiries@warrensonline.co.uk](mailto:enquiries@warrensonline.co.uk).