



£280,000

Lowndes Close, Offerton, Stockport, SK2 6DW



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

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A warm welcome from number 41, a THREE BEDROOM TOWN HOUSE situated in a well regarded location, convenient for local amenities, schools and transport links. Locals will know the location; it is the 'horseshoe' cul-de-sac area of off Lowndes Lane with a pleasant grassy, tree lined central island.

This home offers versatile accommodation over three floors. We have seen such properties re-modeled in various ways to change the accommodation to suit the needs of the owner. Some, for example, have converted the garage.

The accommodation comprises to the ground floor a good sized entrance hall, snug (to the rear of the garage) which could be used for a variety of purposes (a home office, for example). Also on the ground floor is a w.c.

To the first floor there is a vestibule with access to a good size lounge and the re-fitted open plan kitchen/ diner beyond. This area features a separate area of cabinetry currently designated as the drinks station!

Stairs lead to the second floor landing with access to three fitted bedrooms and the re-fitted bathroom/w.c, a plush tastefully appointed four piece affair; somewhere to retreat, refresh and relax in style.

To the front of the home is a driveway which leads to the garage. There is a patio area to the rear which extends to a good size lawn garden. There is a further patio to the rear of the garden.

Tenure: Freehold with a chief rent of £10.00 per year.

EPC: TBC

Council Tax: B

Ground Floor

Hallway - 23' 1" x 5' 8" (7.05m x 1.73m) The home is accessed via a double glazed door into the hallway. Storage cupboard. Laminate floor. Radiator. Stairs to first floor.

Downstairs W.C. - 4' 8" x 5' 10" (1.44m x 1.78m) Fitted with a low level wc and a wash basin. Wall mounted 'combi' boiler. Window to the rear.

Snug - 9' 4" x 8' 7" (2.87m x 2.62m) Double glazed sliding door leads out to the rear garden. Laminate flooring. Radiator.

Integral Garage - 18' 9" x 8' 9" (5.74m x 2.69m) Up and over garage door. Power and light.

First Floor

First Floor -

Living Room - 14' 2" x 13' 9" (4.32m x 4.22m) Double glazed window to the front. Laminate flooring. Wall lights. Radiator. Double doors to dining kitchen.

Dining Kitchen - 13' 8" x 12' 1" (4.17m x 3.7m) The dining area comprises Space for a dining table. Laminate flooring. Double glazed window to the rear. A bar area has been fashioned en route to the stairs.

Kitchen Area - 7' 11" x 6' 7" (2.42m x 2.02m) The kitchen area extends into the dining area and comprises a modern, grey high gloss, wall, drawer and base units with under unit lighting. Integrated double electric oven with gas hob and extractor hood over. Integrated fridge freezer and dishwasher. One and a half bowl sink and drainer with flexi tap. Radiator. Double glazed window to the rear.

Second Floor

Second Floor Landing - 9' 5" x 6' 9" (2.88m x 2.06m) Built in cupboard. Loft access point.

Bedroom One - 13' 6" x 8' 1" (4.13m x 2.47m) Double glazed window to the front. Fitted wardrobes and dresser. Radiator.

Bedroom Two - 12' 7" x 8' 3" (3.86m x 2.52m) Double glazed window to the rear. Radiator.

Bedroom Three - 8' 9" x 6' 7" (2.69m x 2.02m) Double glazed window to the front. Fitted wardrobes. Radiator.

Bathroom / W.C. - 9' 5" x 6' 8" (2.88m x 2.05m) Fitted with a four piece suite comprising panelled double ended bath, separate shower cubicle with twin shower head, low level wc and wash basin with vanity storage below. Tiled floor and part tiled walls. Vertical



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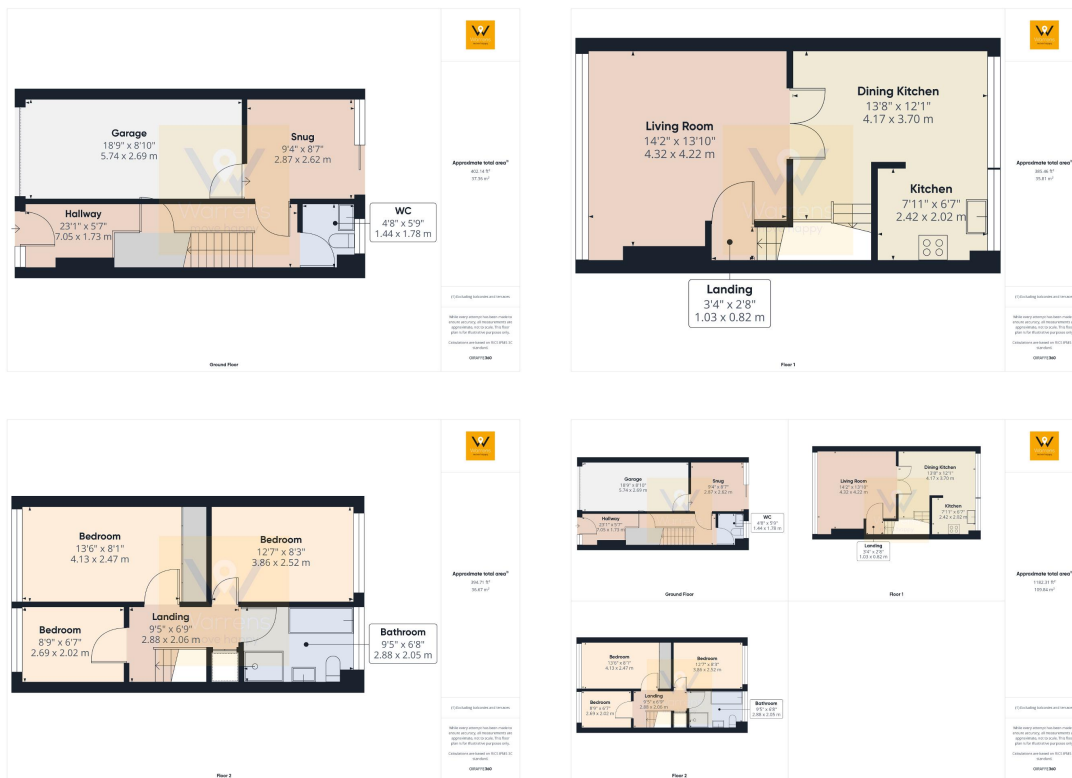
radiator. Double glazed frosted window to the rear.

Exterior

Gardens - To the front of the home is a double driveway. Half is flagged the other half concrete.

To the rear are two patio areas with a lawn in between. Shrubs and plants to the borders. Fence borders.





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.