

Guide Price **£325,000**  
Arlington Drive, Woodsmoor, Stockport, SK2 7EB



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**VIEWINGS:** Saturday 26th October. Book now to secure a viewing.

Something to get those of you seeking a property to make your own excited. This three bedroom semi detached home is situated in a well regarded location. Rented of late, number 20 now seeks a new owner to bring fresh eyes and renewed vigour.

The owner seeks purchaser who are in a position to complete promptly.

The property is home to a tenant until early December 2024, so we have been unable to present you with photographs.

Whilst the property is a canvass waiting for your imagination, it has a combi boiler (installed in 2022), an updated bathroom/w.c. and a fairly modern kitchen.

This home has much scope and is complimented by a driveway and an superb size rear garden (over 120 ft in length). It's a stunning family home waiting to happen. Such is the space here that there is scope to extend this home subject to the necessary approvals.

Pull up on the drive. Walk up to the front door. Step into the entrance which opens to the hall. From here you can access the living room to the left. Next on the left is the dining room. Ahead from the hall is the extended kitchen.

Re-trace your steps to the hall and climb the stairs to the first floor. On the first floor you will find a landing, three bedrooms and a tastefully appointed modern bathroom/w.c.

Outside there is lawn front garden and a drive leading to the side of the property to a detached garage (note: there is restricted vehicular to the garage). Be bowled over by the rear garden which is an excellent size (over 120 ft long).

Tenure: Freehold subject to a perpetual yearly rentcharge

EPC: C

Council Tax: D

#### Ground Floor

**Entrance Hall** - 6' 2" x 14' 11" (1.88m x 4.56m)

**Living Room** - 11' 10" x 13' 8" (3.61m x 4.19m)

**Dining Room** - 11' 11" x 13' 9" (3.65m x 4.21m)

**Kitchen** - 5' 10" x 19' 3" (1.78m x 5.88m)

**Bedroom (front)** - 9' 9" x 14' 3" (2.99m x 4.35m) Measured to fitted wardrobes

#### First Floor

**Bedroom** - 11' 9" x 11' 9" (3.59m x 3.6m)

**Bedroom (small front)** - 6' 2" x 6' 8" (1.9m x 2.05m)

**Bathroom/W.C.** - 6' 2" x 8' 11" (1.89m x 2.72m)

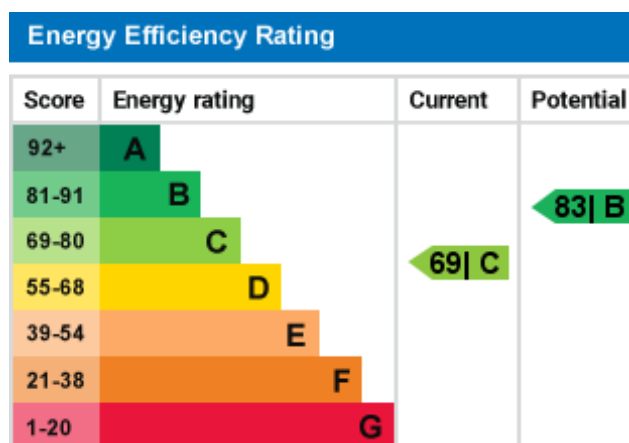
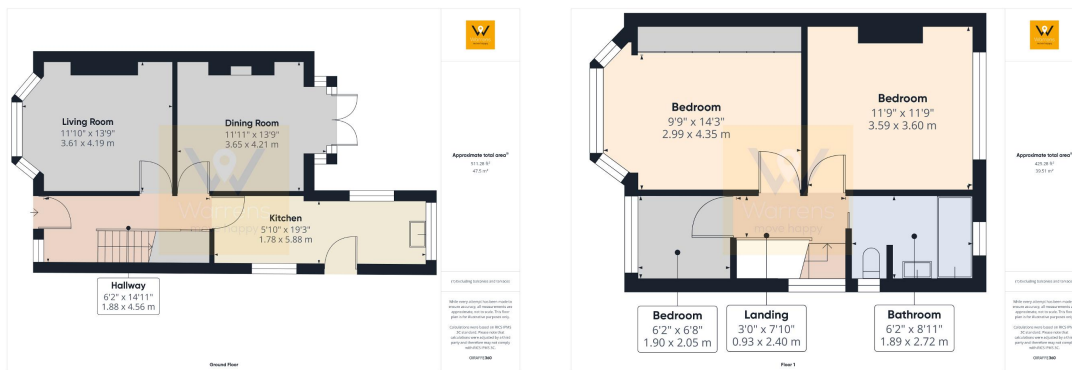
**Landing** - 3' 0" x 7' 10" (0.93m x 2.4m)

#### Exterior

**Outside** - There is a drive to the front.

To the rear there is a substantial lawn garden (in excess of 120ft) with a timber shed.

The drive leads to a detached garage to the rear, but note the driveway has a restricted width.



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).