



**£270,000**  
Garth Road, Offerton, Stockport, SK2 5SX



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Trinity House, Newby Road  
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Tucked away in a cul-de-sac, but not remote from transport links, schools, shops and Stepping Hill Hospital, this freehold THREE BEDROOM SEMI DETACHED HOME is presented in a characterful, warm and welcoming fashion. With off road parking to the front, a rear garden with an outbuilding (currently used as a home studio space), a kitchen diner to the rear with patio doors to the garden (in sought after fashion) and a re-fitted stylish bathroom, this home is worthy of a viewing.

Come in. You are greeted by the entrance hall with its stripped and varnished wood floor setting a comfy, rustic tone. Stairs lead ahead to the first floor. Before we venture upstairs, step into the living room to your right. This room feels snug; you can get cosy here. Another room is available from the hall; the kitchen diner. The dining area features stripped wood floor which runs to the tiled floor of the kitchen creating a marked division. Entertaining or running through homework with children is effortless here as you prepare a meal. When the weather permits, patio doors from the dining area open into the garden.

Trace your steps back to the hall. Ascend the stairs to the first floor. Off the landing you will find two double bedrooms and a single bedroom. We say single bedroom, but the owners currently have a king size bed in this room (nothing else, mind, just a king size bed!). Last, but not least, there is a re-fitted bathroom/w.c. featuring a modern stylish white suite with a double ended bath with a rain shower head over.

Outside, there is a concrete imprinted drive to the front. To the rear there is a lawn garden. There is an outbuilding (formally a garage back in the day) which has been used for many years as a home studio. This space is versatile. The outbuilding is split so that, at the rear, there is a storage area.

This home is convenient for local schools, parks and the amenities of Offerton. Stockport town centre is also in reach. The buzzing Stockport Market Place is just over one mile away! For local transport links the M60 junction is a short drive away and the home is well served by bus routes.

Tenure: Freehold subject to a rentcharge of £3.57 per year

EPC: D

Council Tax: Band B

## Ground Floor

**Hallway - 15' 8" x 5' 7" (4.78m x 1.71m)** Double glazed Upvc door gives access to the home. Double glazed frosted window to the front aspect. Picture rail. Stripped and varnished wooden floor. Radiator. Under stairs storage. Stairs to first floor.

**Living Room - 13' 8" x 10' 7" (4.18m x 3.25m)** A cosy room with a UPVC double glazed bay window to the front. Radiator. Laminate floor. Feature fire place with a period style inset gas fire. Picture rail.

**Kitchen Diner - 11' 9" x 16' 8" (3.6m x 5.1m)** The dining area is open to the kitchen.

### Dining Area

Stripped wood floor. UPVC double glazed patio doors open to the rear garden. Radiator. Rustic wooden shelf unit set into the chimney breast. Picture rail.

### Kitchen

Wall, base and drawer units. Work surfaces with tiled splash-backs. Belfast sink. Gas hob. Electric cooker. Space for a washing machine. Space for an undercounter fridge and freezer. UPVC double glazed window to the rear.

## First Floor

**Landing - 7' 11" x 2' 6" (2.42m x 0.77m)** UPVC double glazed window to the rear. Spindle balustrade. Period wooden doors to each bedroom and the bathroom/w.c. Access to the loft space.

**Bedroom - 11' 10" x 11' 3" (3.63m x 3.45m)** UPVC double glazed window to the rear. Radiator.

**Bedroom - 11' 11" x 10' 3" (3.65m x 3.13m)** UPVC double glazed window to the front. Painted wood floor. Ornamental period fireplace. Radiator. Picture rail.

**Bedroom - 7' 10" x 6' 0" (2.41m x 1.85m)** UPVC double glazed window to the front. Radiator.



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The owners presently have a king size bed in this room to meet with their living requirements.

**Bathroom/W.C. - 7' 8" x 5' 1" (2.35m x 1.57m)** Fitted with a stylish modern three piece suite comprising a double ended bath (with a rain shower over), a low level w.c. and a wash nad basin housed in a vanity unit. Tiled to one wall. UPVC double glazed window to the rear. Heated towel rail.

## Exterior

**Gardens** - Outside, there is a concrete imprinted private drive to the front. A shared drive leads down the side of the home to the rear. A gate gives access to the rear garden which is predominantly a lawn garden. There is also a paved area and a gravelled area in front of the out building.

**Out Building - 12' 10" x 10' 0" (3.93m x 3.06m)** Currently used for many years as a home studio. This space is versatile. The outbuilding is split so that, at the rear, there is a storage area (not included in measurement).





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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).