



Guide Price **£310,000**
Knypersley Avenue, Offerton, Stockport, SK2 5SR

Welcome to number 28, a conveniently placed, well presented semi detached home situated in a well regarded location off Dialstone Lane and offered with NO VENDOR CHAIN.

With three bedrooms (two double bedrooms and a single bedroom/study), a sizeable through lounge/ dining room, a modern spacious extended kitchen, driveway, garage and excellent size rear garden, this home offers an attractive blend of virtues.

Come in! Walk up the drive to the front door. Cross the threshold into the welcoming hallway. Stylish doors to the kitchen and living room are set off by neutral decor and grey laminate flooring.

To your left, step into the through living/ dining room which runs the length of the property. Good sized and naturally lit (with UPVC windows front and rear), the focal point is a floating contemporary style fire place with an electric inset fire. The window to the rear frames the view to the good sized rear garden.

The extended kitchen is modern and airy. It is fitted, for your convenience, with a dishwasher, washing machine, integrated fridge and freezer, an electric oven and a gas hob.

Return to the hall and climb the stairs to the first floor where you will discover the bathroom/w.c., two double bedrooms and an 'L' shaped third bedroom/ study.

If you are the outdoorsy type, the good sized south facing rear garden will be of interest.

A driveway runs from the front, extending to the side of the property via a wooden gate and leads to a detached garage. Vehicular access is restricted due to the narrowness of the drive to the side.

EPC: Band D

Council Tax: Band C

Tenure: Freehold

Ground Floor

Hallway - 7' 4" x 8' 5" (2.26m x 2.58m) The home is accessed via a Upvc stained glass door into the hallway. Laminate flooring. Ceiling coving. Radiator. Coat hooks. Stairs to first floor.

Through Living Room / Dining Room - 10' 10" x 21' 2" (3.32m x 6.46m) Double glazed bay window to the front aspect with made to measure plantation shutters. Double glazed window to the rear aspect. Feature electric fireplace. Ceiling coving. Two radiators.

Extended Kitchen - 7' 3" x 19' 8" (2.23m x 6m) Fitted with a range of high gloss wall, drawer and base units with under unit lighting. Granite work tops incorporate a sink with mixer tap. Integrated double electric oven with has hob and extractor hood over. Integrated appliances include a dishwasher, fridge freezer and a washing machine. Double glazed window to the rear and two small double glazed frosted window to the side aspect. Under stairs cupboard. Laminate flooring. Part tiled walls. Fan light. Radiator. Double glazed Upvc door leads out to the rear garden.

First Floor

Landing - 2' 6" x 6' 4" (0.78m x 1.94m) Double glazed frosted window to the side elevation.

Bedroom One - 9' 4" x 13' 0" (2.87m x 3.97m) Double glazed bay window to the front elevation fitted with made to measure plantation shutters. Fitted wardrobes. Radiator.

Bedroom Two - 10' 10" x 8' 6" (3.32m x 2.61m) Double glazed window to the rear elevation. Radiator.

Bedroom Three/ Study - 7' 4" x 7' 3" (2.24m x 2.21m) (width reduces to ??? in an L shape)

A small single bedroom/ study.

Double glazed window to the front elevation with made to measure plantation shutters. Radiator.

Bathroom / W.C. - 7' 3" x 8' 0" (2.22m x 2.45m) (Max measurements)

Fitted with a three piece suite comprising panelled bath with shower over and shower screen. Low level wc and a wash basin. Tiled floor and part tiled walls. Radiator. Wall mounted 'combi' boiler. Two double glazed frosted windows.

Exterior

External - If you are the outdoorsy type, the good sized south facing rear rear garden will be of interest.

A driveway runs from the front, extending to the side of the property via a wooden gate and leads to a detached garage. Vehicular access is restricted due to the narrowness of the drive to the side.

Garage - Detached garage with up and over garage door. Power and light.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 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.