

£325,000
Babbacombe Road, Offerton, Stockport, SK2 6AZ



Warrens
move happy

Before you know the value of your home
know the value of your estate agent.

Contact us to arrange a free valuation.

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

0161 260 0444
sales@warrensonline.co.uk
www.warrensonline.co.uk

Looking for your next home? If you're imagining a GOOD SIZE THREE BEDROOM SEMI DETACHED HOME on a corner plot bristling with refurbishment potential and with a great combination of scope, plot and location then brace yourselves.... number 19 could be the one for you!

This home has belonged to the same family for over sixty years and now it's ready for its next chapter. With fresh eyes and renewed vigour this home waits to be enhanced by your own unique style choices.

Walk up the path to the front door which is set back neath an arched storm porch. Step into the entrance hall. A spindle balustrade staircase leads to the first floor. First explore the ground floor. The first room to the left is the living room to the front of the property. This, as is the fashion, could be the relaxing cosy independent room because, as you will see, there is a living kitchen to the rear. This area is sure to whet your appetite as you configure the layout to suit your needs.

Return to the hall and head up the stairs to the first floor landing. Here you will find access to the three bedrooms (two single and a good size single). Also here is a bathroom and a separate w.c. A staircase leads to the loft with a UPVC double glazed window to the side, two roof light windows and storage into the eaves.

Now to the outside. Subject to the necessary work/ planning permission you have no doubt already clocked the scope for extending this home.

There are gardens to three sides. The front incorporates the path to the front door. Gardens wrap around the side and rear too. Number 19 also benefits from a brick built garage accessed from Leyburne Road.

There is a lot for you to see and ponder here at number 19. We look forward to hearing from you to arrange a viewing.

Ground Floor

Entrance Hallway - 13' 6" x 5' 10" (4.14m x 1.79m) The home is accessed via a timber door into the hallway. Ceiling coving and dado rail. Radiator. Stairs to the first floor.

Lounge - 13' 8" x 11' 11" (4.2m x 3.64m) Double glazed half bay window to the front aspect. Gas fireplace. Ceiling coving. Wall lights.

Dining Kitchen - 11' 10" x 18' 4" (3.63m x 5.6m) Fitted with a range of wall, drawer and base units. Roll top work surfaces include a sink and drainer. Integrated electric oven with gas hob and extractor hood over. Space for a washing machine. Part tiled walls. Laminate tiled floor. Two double glazed windows to the rear aspect. Double glazed door leads out to the rear and side garden. Gas fireplace. Space for a table.

First Floor

First Floor Landing - 7' 1" x 4' 0" (2.18m x 1.23m) Double glazed frosted window to the side elevation. Stairs to second floor.

Bedroom - 14' 8" x 10' 7" (4.49m x 3.23m) Double glazed half bay window to the front elevation. Radiator. Fitted wardrobes. Radiator.

Bedroom - 11' 10" x 10' 5" (3.63m x 3.18m) Double glazed window to the rear elevation. Radiator.

Bedroom - 7' 10" x 7' 6" (2.41m x 2.29m) Double glazed window to the front elevation. Radiator.

Bathroom - 5' 4" x 7' 3" (1.65m x 2.23m) Fitted with a wash basin and tiled bath with electric shower over and shower curtain. Tiled walls and floor. Heated towel rail. Ceiling spotlights. Cupboard.

Separate W.C. - 2' 9" x 4' 8" (0.85m x 1.43m) Low level W.C. Double glazed window to the side elevation.

Second Floor

Loft - 11' 2" x 17' 0" (3.42m x 5.19m) (with some restricted head height)
Double glazed window to the side elevation. Two velux windows. Ceiling spotlights. Eaves storage.

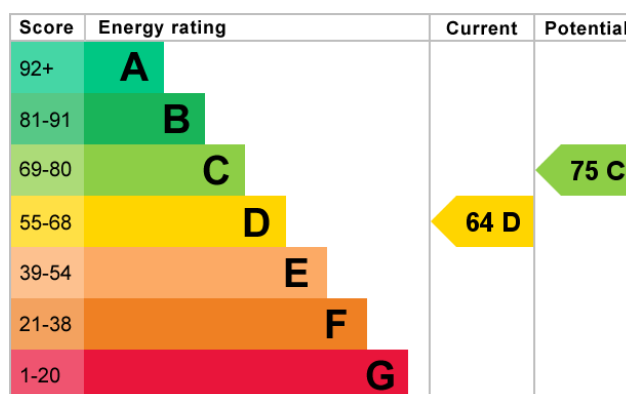
Exterior

Garage - 10' 1" x 24' 10" (3.08m x 7.58m) Up and over garage door. Two windows and door to the side.

Outside - There are gardens to three sides. The front incorporates the path to the front door. Gardens wrap around the side and rear too. Number 19 also benefits from a brick built garage accessed from Leyburne Road.

Subject to the necessary work/ planning permission you have no doubt already clocked the scope for extending this home.





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.