



£250,000

Gladstone Street, Great Moor, Stockport, SK2 7QF



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

0161 260 0444
sales@warrensonline.co.uk
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Good sized two bedroom semi detached accommodation, tasteful presentation, a stylish kitchen, cellar and a lovely rear garden are amongst the virtues awaiting you here at number 31.

This home is situated in a well regarded location, just half a mile from Woodsmoor Train station and a short stroll to the A6 for bus routes. Shops and schools (Great Moor Primary School, Stockport, School and Stockport Grammar) are alluringly close by too. Stepping Hill Hospital is less than half a mile away.

From the entrance hall, with stripped wood floors set off against the neutral decor, step into the reception room to the left situated to the front. Stripped wood floors feature in this room and the rear reception room too.

Ahead off the hall is another reception room a staircase to the first floor runs central between the two rooms. Off the rear reception room, step into a stylish kitchen.

Back to the hall and head upstairs to the first floor where the landing is the gateway to a spacious front bedroom, a good size bedroom to the rear and the white three piece bathroom/w.c.

Outside, there is a small garden frontage and a path to the front door.

To the rear there is a pretty garden laid mainly to lawn and enhanced by its outlook to garden area of St Saviours Church. For those of you with a thirst for local knowledge, St Saviour's was founded in 1879 as a chapel to St George. It became a district church in 1934

We think you will be impressed by number 31 from the moment you step inside; give us a call and we will arrange a viewing for you.

Ground Floor

Entrance Hall - 11' 9" x 3' 1" (3.6m x 0.96m) Front door. Stripped wood floor. Radiator. Dado rail. Stairs to the first floor. Door to the front and rear reception rooms.

Reception Room (front) - 11' 10" x 10' 0" (3.63m x 3.07m) The stripped wood floor flows from the hall. Fire surround. Dado rail. UPVC double glazed window to the front. Ceiling cornice.

Reception Room (rear) - 12' 0" x 13' 6" (3.66m x 4.12m) Stripped wood floor. UPVC double glazed window to the rear. Fire surround with a tiled hearth. Radiator. Door to the cellar. Door to the kitchen.

Kitchen - 13' 5" x 6' 8" (4.09m x 2.05m) The stylish kitchen is fitted with a range of wall, base and drawer units. There is an integrated dishwasher, space for a washing machine and space for a tall fridge/freezer. There is a fitted oven and a gas hob with an extractor over. Work surfaces with tiled splash backs. Single drainer stainless steel sink unit set beneath a UPVC double glazed window which overlooks the rear garden and grounds beyond of St Saviours Church. There is another UPVC double glazed window to the side. A cupboard houses the combi boiler. Door opening to rear garden. Radiator.

Cellar - 14' 9" x 13' 5" (4.52m x 4.09m)

First Floor

Landing - 3' 8" x 6' 5" (1.12m x 1.96m) Access to the loft. Doors to the two bedrooms and the bathroom/w.c.

Bedroom - 11' 10" x 13' 5" (3.61m x 4.11m) A good size double bedroom. Radiator. UPVC double glazed window to the front.

Bedroom - 16' 7" x 6' 9" (5.06m x 2.06m) UPVC double glazed window overlooking the rear garden. Radiator. Storage cupboard (over the stairs).

Bathroom/W.C. - 8' 1" x 6' 5" (2.47m x 1.97m) A fully tiled bathroom with a fitted with a white three piece suite comprising a panel bath (with a shower over), low level w.c. and a wash hand basin. UPVC double glazed window to the rear. Radiator.

Exterior

Outside - Outside, there is a small garden frontage and a path to the front door.

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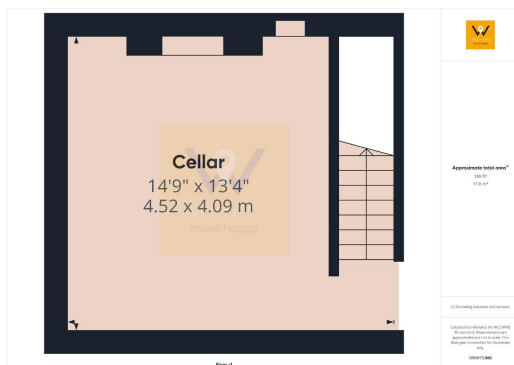
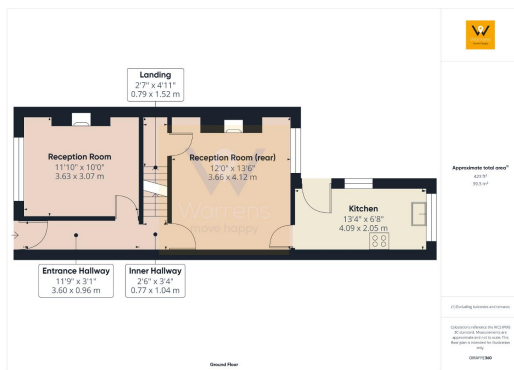
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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.