



£1,400 per month
Hayburn Road, Offerton, Stockport, SK2 5DB

This three bedroom semi detached home is situated on a well regarded road in a popular location and is tastefully appointed to present a neutral contemporary feel.

Sorry, no pets allowed for this let.

Number 5 is complimented, as is the fashion, by an open modern kitchen/ dining area to the rear which is open to the conservatory beyond.

Additional benefits include, Upvc double glazing, a 'combi' boiler gas central heating, downstairs wc, off road parking and an attached garage to the side.

Outside, to the front, there is a concrete imprinted driveway. To the rear there is a paved patio incorporating a graveled area. A paved path leads down the side of the lawn garden to a concrete imprinted patio area to the rear which also is home to the timber garden shed. The garage can be accessed from the driveway and also by way of a door from the rear garden.

Shops, schools, recreational facilities (including Woodbank Park just over one mile away) along with public transport facilities serve the immediate area. Hazel Grove, Marple, Romiley, Disley, Bramhall, Cheadle Hulme, oynton, Stockport, Macclesfield, Wilmslow and Manchester Centres, International Airport and access points to the national motorway network are all within commuting distance.

Deposit: £1400

Council Tax: Band C

EPC: Band D

Ground Floor

Entrance Hall - 12' 6" x 6' 0" (3.82m x 1.84m) UPVC double glazed door opening to the hallway.

Decorated in light neutral tones. Radiator. Laminate floor. Staircase to the first floor. Door to the downstairs w.c.

Doors to the Living Room and the Kitchen/ Dining Area.

Downstairs w.c. - Low level w.c.

Living Room - 10' 7" x 10' 7" (3.24m x 3.24m) UPVC double glazed bay window to the front. Radiator. Electric fire.

Kitchen/ Dining Area - 12' 11" x 17' 0" (3.95m x 5.19m) The modern stylish kitchen is open to the dining area and the conservatory.

Kitchen

Fitted with a range of wall, base and drawer units. Integrated fridge/ freezer. Integrated washing machine. Built in electric oven and ceramic hob with an extractor canopy over. Built in eye level microwave oven. Sink unit. UPVC double glazed window to the rear.

Laminate floor flows from the kitchen into the dining area.

Dining Area

Radiator. Open to the conservatory.

Conservatory - 8' 9" x 10' 3" (2.69m x 3.13m) Laminate floor. Patio doors opening to the rear garden. Laminate floor. Radiator.

First Floor

Landing - 6' 9" x 2' 8" (2.09m x 0.83m) Doors to the bedrooms and the good size bathroom/w.c.

Bedroom - 10' 11" x 9' 10" (3.35m x 3.02m) Comprehensivley fitted with range of matching furniture including wardrobes, bridging cupboards over space for a bed, dressing table with drawers and shelves.

UPVC double glazed window to the front. Radiator.

Bedroom - 11' 10" x 10' 4" (3.61m x 3.17m) UPVC double glazed window to the rear. Radiator.

Bedroom - 6' 11" x 5' 10" (2.12m x 1.8m) UPVC double glazed window to the front. Radiator.

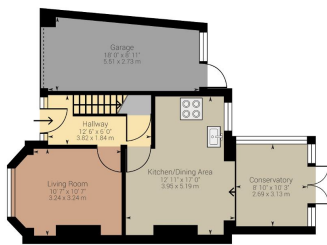
Bathroom/W.C. - 8' 6" x 5' 10" (2.6m x 1.79m) A fully tiled bathroom with a four piece suite comprising a panelled double ended bath,

wash hand basin housed in a vanity unit, low level w.c. and a separate shower cubicle. Heated towel rail. UPVC double glazed window to the rear. UPVC double glazed window to the side.

Exterior

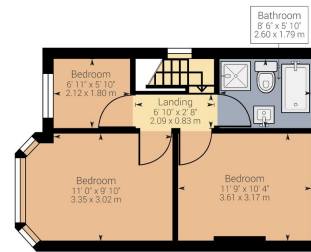
Outside - Outside, to the front, there is a concrete imprinted driveway. To the rear there is a paved patio incorporating a graveled area. A paved path leads down the side of the lawn garden to a concrete imprinted patio area to the rear which also is home to the timber garden shed. The garage can be accessed from the driveway and also by way of a door from the rear garden.





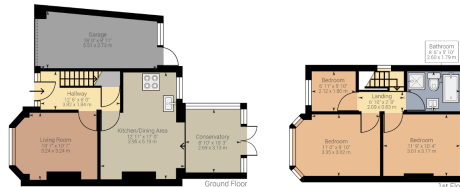
Approximate net internal area - 485.07 ft² (536.77 ft² / 45.06 m² (59.16 m²)).
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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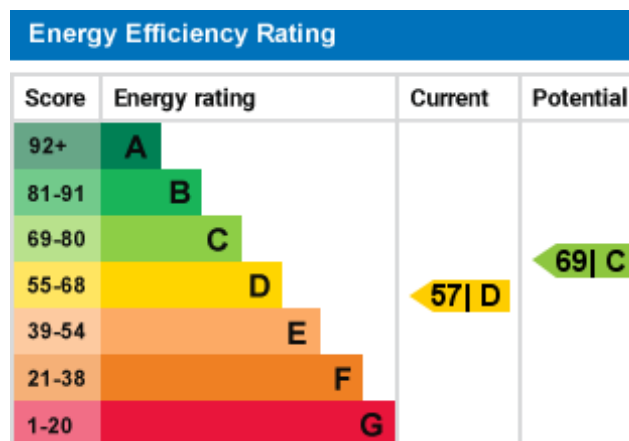
Approximate net internal area - 367.58 ft² (34.15 m²)).
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Approximate net internal area - 823.65 ft² (1004.35 ft² / 79.21 m² (82.31 m²)).
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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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.