



£375,000

Southwood Road, Great Moor, Stockport, SK2 7DJ



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

Situated on a corner position with a driveway and garage in this, discover a tastefully appointed good sized three bedroom home in a well regarded location which serves up plenty of amenities such as transport links (including nearby Woodsmoor Train Station), schools and shops. Stepping Hill Hospital is about half a mile away.

So, welcome to number 65. The corner plot is wrapped by smart, contemporary fencing and features a double drive and a garage to the rear.

Walk up the front path and step in the welcoming entrance hall. A staircase leads to the first floor. The hall is open ahead to the kitchen/ dining space.

Sociably open, yet zoned, a breakfast bar blends the kitchen and dining area with the decor and timber accents providing a convenient and sophisticated, stylish space for meals and socialising. In the better weather, throw open the door to the side patio and let proceedings spill out in to the garden; a paved terrace to the side ripe for the occasion.

Pop back to the hall and you will find a door which opens to the living room to the front. Enjoy the cocooning comfort of this room when you want a change from the larger space afforded by the kitchen/ dining room.

When slumber calls, head upstairs where, off the landing you will find three bedrooms. The bathroom/ w.c. offers a place to rest and restore.

The corner plot affords this home with a garden to the side and rear too. To the side. The paved patio sits beneath a pergola offering a suntrap in which to relax with a thirst-quenching drink in the evening or a brew and a good book in the day! Fill the patio with tables and chairs and dine alfresco in the summer months! This area extends to the lawn garden to the rear with flower bed borders. A gate from the rear garden opens to the driveway.

To the front of the property there is a garden with decorative gravel.

To book a viewing (we know you want to!), please get in touch.

Tenure: Freehold

EPC: Band: C

Council Tax Band: B

Ground Floor

Hallway - 15' 10" x 6' 5" (4.84m x 1.98m) The home is accessed via a composite front door into the entrance hallway. The hallway leads though to the living kitchen. Stairs to first floor. Laminate flooring. Radiator. Meter cupboard. Built in under stairs storage currently used as desk space.

Lounge - 11' 9" x 11' 11" (3.6m x 3.64m) Double glazed bay window to the front aspect. Ceiling coving. Radiator.

Dining Area - 13' 5" x 12' 0" (4.1m x 3.66m) Double glazed window to the rear aspect. Built in shelving to alcoves with decorative timber. Radiator. Picture rail. Breakfast bar. Open to kitchen.

Kitchen - 16' 1" x 9' 3" (4.92m x 2.82m) Fitted with a range of wall, drawer and base units with under unit lighting. Integrated electric oven and gas hob with extractor hood over. Laminate work top with one and a half bowl sink and drainer with mixer tap. Spaces for a fridge freezer, washing machine and dishwasher. Part tiled walls. Laminate flooring. Ceiling spotlights. Radiator. Composite door leads out to the rear/side.

Outside - To the front of the property there is a garden with decorative gravel.

The corner plot affords this home with a garden to the side and rear too. To the side, 'neath a pergola to add some flair to the area is an Indian stone terrace. This area extends to the lawn garden to the rear with flower bed borders. A gate from the rear garden opens to the driveway.

First Floor

First Floor Landing - 7' 3" x 3' 4" (2.23m x 1.02m)



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

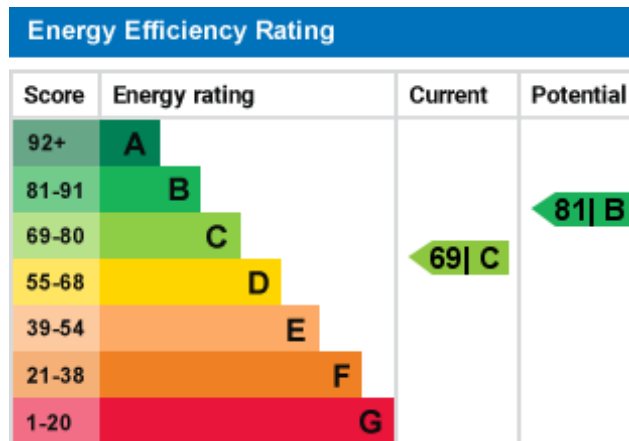
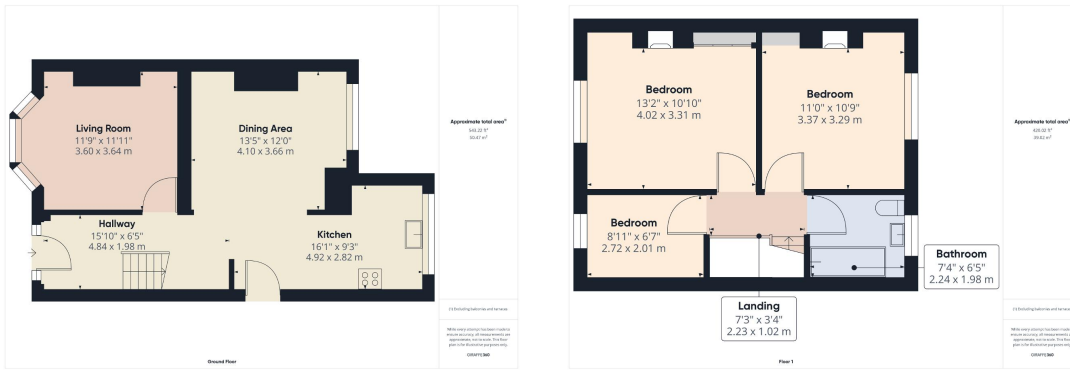
Bedroom One - 13' 2" x 10' 10" (4.02m x 3.31m) Double glazed window to the front elevation. Built in cupboard. Radiator. Picture rail.

Bedroom Two - 11' 0" x 10' 9" (3.37m x 3.29m) Double glazed window to the rear elevation. Radiator. Cast iron ornamental fireplace. Built in storage.

Bedroom Three - 8' 11" x 6' 7" (2.72m x 2.01m) Double glazed window to the front elevation. Radiator.

Bathroom / W.C. - 7' 4" x 6' 5" (2.24m x 1.98m) Fitted with a three piece suite comprising panelled bath with electric shower over and shower screen. Low level wc and a wash basin with storage below. Part tiled walls. Tiled flooring. Chrome heated towel radiator. Extractor fan. Double glazed frosted window to the rear elevation.





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.



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