

**£170,000**

Athens Street, Offerton, Stockport, SK1 4EG



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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



Open Day Saturday 11th May 2024. Please contact us to book your slot, thank you.

If you are looking for a period terrace home in a convenient location (approximately half a mile from Stockport Town Centre), with the advantage of no vendor chain and you need two double bedrooms then give us a call!

This home is situated in the cul-de-sac end of Athens Street.

From the front path, step up to the front door and into the entrance vestibule. A door opens to the lounge to the front. Another door opens into an inner hall where stairs lead to the first floor, but we can approach them later.

The dining room is beyond the living area and is another good size reception room. A cellar is accessible from the dining area.

A door from the dining area opens to the kitchen which has a range of wall, base and drawer units. Beyond the kitchen is the downstairs bathroom/w.c.

Back to the stairs and head up to the landing where you will find two double bedrooms (taking advantage from the layout with the bathroom on the ground floor).

To the front there is a small garden area incorporating the path to the front door.

To the rear there is a courtyard rear garden which enjoys a westerly aspect.

The property is approximately one mile from Stockport Train Station and is convenient for motorway access too.

Council Tax Band A

EPC: Band C

Tenure: Leasehold: Balance remaining 875 years, Ground rent £1.50

## Ground Floor

**Porch - 3' 1" x 3' 0" (0.95m x 0.92m)** Door opening to the living room.

**Living Room - 13' 4" x 11' 11" (4.07m x 3.64m)** UPVC double glazed window to the front. Coving to the ceiling. Radiator. Door to the dining room.

**Dining Room - 11' 4" x 12' 0" (3.47m x 3.66m)** Coving to the ceiling. UPVC double glazed window to the rear. Gas fire. Door to the cellar. Door to the kitchen. Radiator.

**Kitchen - 9' 0" x 6' 5" (2.76m x 1.96m)** Fitted with a range of wall, base and drawer units. Work surfaces. Single drainer stainless steel sink unit. Space for a washing machine. Space for a cooker. Metro tile splash-backs. UPVC double glazed window to the side. UPVC door to the rear garden. Laminate floor. Radiator. Door to the downstairs bathroom/w.c.

**Downstairs bathroom/ w.c. - 5' 10" x 6' 1" (1.78m x 1.86m)** A modern fully tiled bathroom/w.c. comprising a paneled bath with a shower over, a low level w.c. and a wash hand basin. UPVC double glazed window to the side. UPVC double glazed window to the rear. Radiator. Baxi boiler.

**Outside** - The property is set back from the street by way of a small garden frontage.

To the rear there is

## First Floor

**Bedroom - 11' 5" x 12' 1" (3.5m x 3.69m)** UPVC double glazed window to the front. Radiator. Built in cupboard.

**Bedroom - 11' 6" x 11' 11" (3.53m x 3.65m)** Taking advantage from the layout of this home having a downstairs bathroom, this is another good sized double bedroom. UPVC double glazed window to the rear. Radiator



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## Basement

Cellar - 11' 8" x 12' 1" (3.56m x 3.69m)



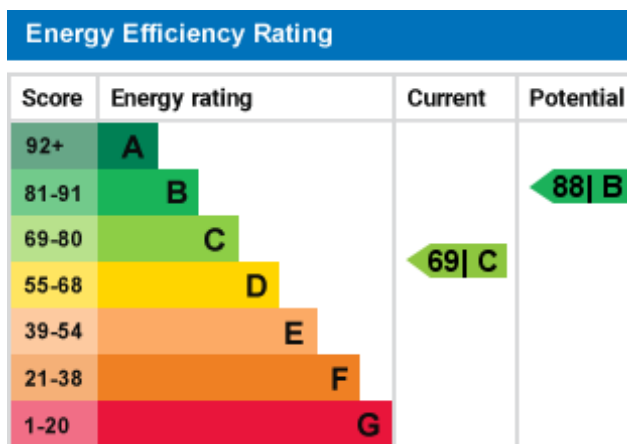
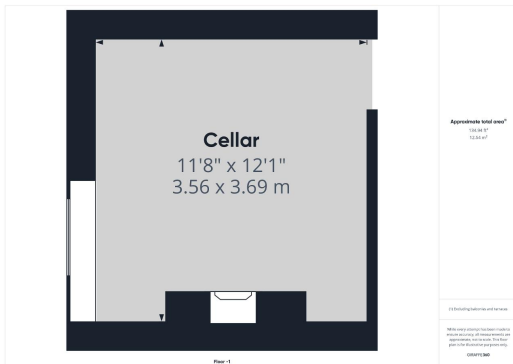
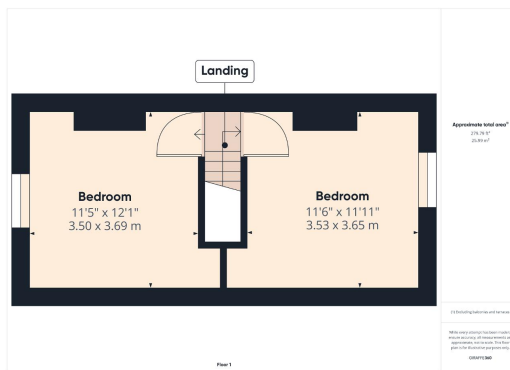
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Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

For more details please call us on **0161 260 0444** or send an email to [enquiries@warrensonline.co.uk](mailto:enquiries@warrensonline.co.uk).



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