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 Ravenoak Road, Woodsmoor, Stockport, SK2 7BQ



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This FREEHOLD FOUR DOUBLE BEDROOM SEMI DETACHED HOME has been extended to two storeys to the side AND rear. The result here is a sizable and attractive double fronted home.

With a combination of a desirable location (in the highly regarded area of Woodsmoor), seclusion, convenience, size and scope, number 17 is likely to intrigue you.

With four double bedrooms, a good sized family bathroom plus an additional shower room/w.c., a dining kitchen to the rear, sitting room, living room open to a dining area, there is plenty of well presented space ready to be lived in and enjoyed.

To the front of the property there is a block paved driveway. A path extends to the side to a gate opening to the rear garden.

To the rear there is a paved patio area extending to a timber decked patio with a balustrade. There is a lawn garden too.

This home is remarkably convenient for Woodsmoor train station, local schools including Stockport Grammar School, Stockport School and Great Moor Primary School. The 'Little Shop'/ Post Office should not go without mention which has served the local community for generations. Georgians Cricket Club and Davenport Tennis Club are within walking distance.

We look forward to hearing from you to book a viewing.

Council Tax Band: C

Tenure: Freehold

EPC: Band C

Ground Floor

Entrance Hall - 5' 10" x 11' 5" (1.78m x 3.49m) Spindle balustrade staircase to the first floor. Laminate floor. Dado rail. Radiator. Door to the living room. Door into the kitchen/ dining area.

Living Room - 11' 6" x 11' 6" (3.52m x 3.51m) A cosy room to the front of the property with views ahead out from the cul-de-sac from the diamond leaded UPVC double glazed bay window. Fire surround with inset gas fire. Dado rail. Radiator.

Kitchen - 7' 3" x 12' 2" (2.23m x 3.71m) Fitted with a range of wall, base and draw units. Shelf unit aside a wall mounted glazed display cabinet. Work surfaces. Five ring gas hob. Electric oven. Radiator. Sink unit. Radiator. Tiled floor. UPVC double glazed window to the rear and side. Door to the through lounge/ diner.

The kitchen is open to dining area where there is additional matching cabinetry.

Dining Area - 9' 11" x 7' 7" (3.04m x 2.32m) The tiled floor flows from the kitchen area. Cabinetry to match the kitchen. Wall, base and drawer units. Integrated fridge freezer. Work surfaces. Shelving. Tiled splash-backs. Diamond leaded UPVC double glazed patio doors opening to the rear garden.

Through lounge/ diner - 9' 10" x 23' 8" (3.02m x 7.22m) As the measurements indicate, this is a good size room. It is a 'sunshine room' with a diamond leaded UPVC double glazed window to the front and a UPVC double glazed patio doors opening to the rear garden. Laminate floor. Radiator.

First Floor

Landing - Spindle balustrade. Doors to the bedrooms, the shower room/w.c. and the bathroom/w.c.

Bedroom - 14' 2" x 9' 3" (4.34m x 2.83m) Diamond leaded UPVC double glazed window to the front. Radiator.

Bedroom - 10' 0" x 11' 3" (3.06m x 3.44m) UPVC double glazed window to the rear. Fitted wardrobes incorporating bedside cabinets, a dressing table and high level bridging cupboards. Radiator.

Bedroom - 10' 0" x 10' 6" (3.06m x 3.22m) UPVC double glazed window bay to the front elevation. Radiator.

Bedroom - 10' 4" x 9' 1" (3.16m x 2.77m) UPVC double glazed window to the rear. Radiator.

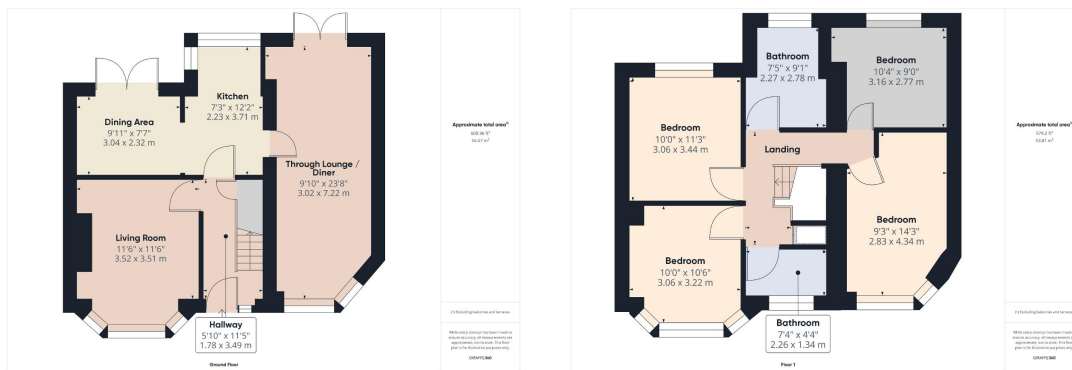
Bathroom/w.c. - 7' 5" x 9' 1" (2.27m x 2.78m) A good sized fully tiled bathroom. Corner bath (with an electric shower over). Low level w.c. Wash hand basin. Radiator. UPVC double glazed window to the rear.

Shower room/w.c. - 7' 4" x 4' 4" (2.26m x 1.34m) Fully tiled. Shower cubicle. Wash hand basin. Low level w.c. Chrome effect heated towel rail. UPVC double glazed window to the front.

Exterior

Outside - To the front of the property there is a block paved driveway. A path extends to the side to a gate opening to the rear garden. To the rear there is a paved patio area extending to a timber decked patio with a balustrade. There is a lawn garden too.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	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.