



**£295,000**  
Curzon Green, Offerton, Stockport, SK2 5DJ



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

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Let number 29, a tidy THREE BEDROOM SEMI DETACHED HOME, located in a well regarded location on the green, spark your creativity. There is no onward here; bonus.

The property was lovingly lived in by its current owners from around 1955 and it is now ready for fresh eyes and an injection of energy. It is presented in a lovely clean and well kept order; a credit to the owners who, we understand, called number 29 their happy home for over 65 years! It's time for another chapter in its history. The potential is boundless here; let your creative juices flow.

Walk up the drive having first taken in the setting with the green in front of the property. Step into the entrance porch, a useful area for your shoes and coats. A double glazed door opens into the hallway. Stairs lead ahead to the first floor. Firstly, check out the rooms on the ground floor. The first door to your right leads to the living room to the front which overlooks the green.

Return to the hall and the next room on your right opens to the dining room. We say dining room, but the room is of course versatile. It has been used, as you will see, as a second living room.

The other room, ahead of you from the hall is the kitchen. Yes, the kitchen is of an age, but be amazed at the pristine condition of the units and tiles.

Re-trace your steps, then head upstairs to the first floor landing where you will find three bedrooms (the third bedroom a decent 2.38m x 2.3m) and the fully tiled shower room and the separate w.c.

To the front there is a tarmac drive which extends via a timber gate to the side of the property. Also to the front there is a lawn garden with a gravel border and planted edges.

To the rear, there is paved patio area with a planted bed and a lawn and planted borders. There is a detached garage too. Behind the garage there is a storage shed.

EPC: D

Tenure: Freehold with a perpetual chief rent of £5 per year

Council Tax: Band C

## Ground Floor

**Porch - 2' 10" x 5' 9" (0.88m x 1.76m)** Double glazed windows and door. Quarry tiled floor. Welcome light.

**Hallway - 14' 3" x 6' 1" (4.35m x 1.87m)** The home is accessed via a double glazed door into the entrance hallway. Double glazed frosted window to the side aspect. Radiator. Under stairs storage. Built in cupboard.

**Living Room - 12' 0" x 11' 10" (3.67m x 3.62m)** Double glazed half bay window to the front aspect. Ceiling coving. Electric fire. Radiator.

**Dining Room - 15' 6" x 10' 0" (4.74m x 3.06m)** Double glazed bay window to the rear aspect. Ceiling coving. Wall mounted electric fire with marble surround and hearth. Wall lights. Radiator.

**Kitchen - 10' 5" x 6' 3" (3.19m x 1.92m)** Fitted with a range of wall, drawer and base units. Work tops incorporate a stainless steel sink and drainer. Space for a cooker with extractor hood over. Spaces for a fridge, freezer and washing machine. Vinyl flooring. Part tiled walls. Radiator. Double glazed window to the rear aspect. Double glazed door leads out to the side and gives access to the rear garden.

## First Floor

**First Floor Landing - 11' 1" x 6' 8" (3.39m x 2.05m)** Double glazed window to the side elevation. Built in cupboard.

**Bedroom - 13' 11" x 10' 0" (4.25m x 3.07m)** Double glazed window to the rear elevation. Ceiling coving. Built in wardrobes. Radiator.

**Bedroom - 13' 0" x 10' 7" (3.97m x 3.23m)** Double glazed half bay window to the front elevation. Ceiling coving. Built in wardrobes. Radiator.



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**Bedroom** - 7' 9" x 7' 6" (2.38m x 2.3m) Double glazed window to the front elevation. Ceiling coving. Loft access point. Built in cupboard. Radiator.

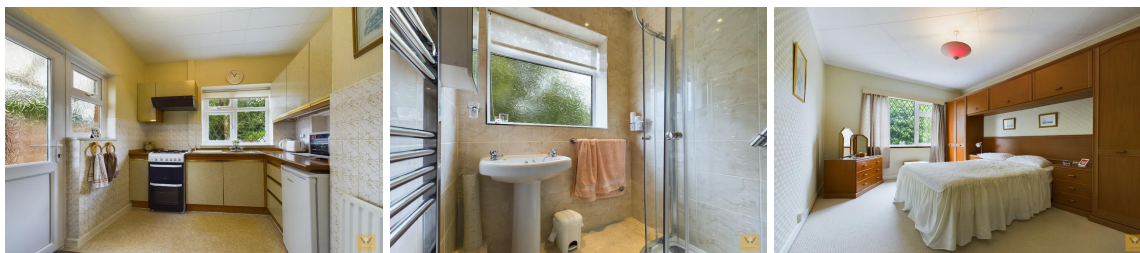
**Shower Room** - 5' 5" x 5' 2" (1.67m x 1.58m) Fitted with an enclosed shower cubicle and wash basin. Bar shower. Chrome heated towel radiator. Tiled walls. Vinyl flooring. Double glazed frosted window to the rear elevation.

**Separate W.C.** - 5' 6" x 2' 5" (1.69m x 0.76m) Fitted with a low level W.C. Part tiled walls. Vinyl flooring. Double glazed frosted window to the side elevation.

## Exterior

**Outside** - To the front there is a tarmac drive which extends via a timber gate to the side of the property. Also to the front there is a lawn garden with a gravel border and planted edges.

To the rear, there is paved patio area with a planted bed and a lawn and planted borders. There is a detached garage too. Behind the garage there is a storage shed.



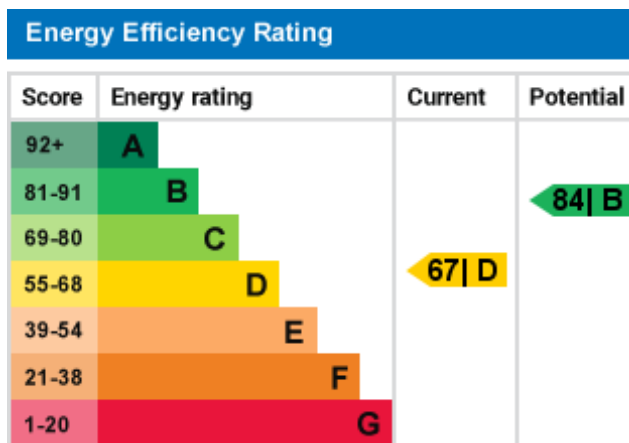
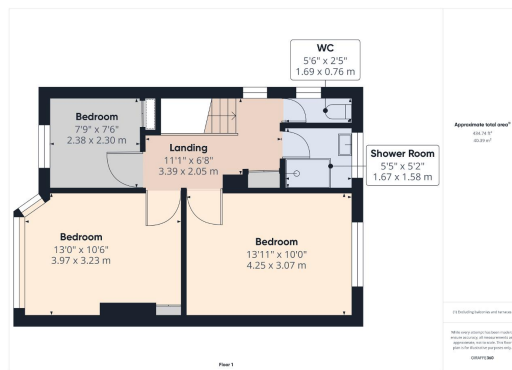
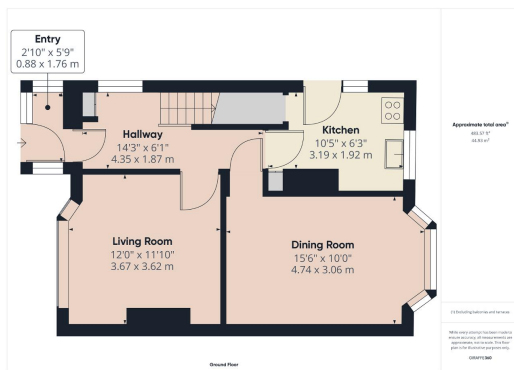
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Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

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