



Offers Over **£450,000**
Tulworth Road, Poynton, Stockport, Cheshire, SK12 1BL



Warrens
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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
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Number 24 has great bones and is offered with NO ONWARD CHAIN too. It is a versatile, homely and well proportioned Freehold THREE BEDROOM DETACHED BUNGALOW with broad appeal, from those downsizing to growing families. It is also a rare breed with an EPC rating of A! Subject to the necessary permission and work, there is plenty of room for expansion should you wish.

The property is complemented by a good frontage with drive and garden and a wonderful rear garden to the rear. A gated passage from the rear garden provides a useful short cut into Poynton Village.

Come in; a porch leads to the timber door which opens in the hallway. The 'L' shaped hall sets the tone for the Tardis-like home (at almost 1400 sq ft), revealing its scope room by room. Firstly follow the landing around to the rear and straight ahead into the wrap around living/ dining area which opens into the kitchen.

Flooded with light the vaulted ceiling complete with roof light adds to the sense of contemporary style and spaciousness. The modern fitted kitchen area flows openly into a living/ dining area creating a social hub for gatherings. The chef won't feel left out here as they cook up culinary delights whilst able to chat to family or friends.

A patio doors open to the excellent size sun room which in turn provides a seamless connection to the wonderful rear garden. Off the sun room, you will find an office/ hobby area (but frankly use it for what you choose) which was formerly the garage.

Re-trace your steps to the hall. Peek into the utility room; modern and tastefully appointed.

The stylish shower room features a large shower cubicle. The tour is not complete without first viewing the three bedrooms. The superb size front bedroom has been used as a lounge. Such is the size of this room, with some planning, there is scope to create an en-suite here.

So, to outside; to the front there is a driveway which extends to the side. There is a lovely front garden with a shaped lawn, planted borders and hedge borders.

To one side, there is a paved area which is useful for bin storage and such. The path narrows and leads to the rear garden.

You really ought to visit and 'feel' the garden. A paved patio extends to the good sized, shapely mature garden which we are advised heralds the coming of all seasons with flowers and plants appearing throughout perennially.

With so much space, versatility and potential complemented by the good sized frontage and wonderful rear garden, there is a lot to commend a viewing here. We look forward to hearing from you.

Tenure: Freehold subject to a chief rent of circa £10 per year

EPC: TBC

Council Tax Band: D

Ground Floor

Porch - 10' 0" x 3' 4" (3.07m x 1.05m) Upvc double glazed front door. Tiled floor. Double glazed windows to the side aspect. Wooden glass panelled door give access to the hallway.

Hallway - L shape hallway. Double glazed window to the side aspect. Built in cupboard. Two radiators. Central heating control panel. Loft access point.

Kitchen / Living Room - 21' 6" x 10' 9" (6.57m x 3.28m) Fitted with a range of wall, drawer and base units with under unit lighting. Integrated electric oven with gas hob and extractor hood over. Space for a dishwasher. Part tiled walls. Vinyl flooring in the kitchen area. The lounge area is carpeted with a radiator and two portrait double glazed windows to the side. Double glazed sliding doors give access to the rear garden.

Utility Room - 7' 4" x 10' 4" (2.26m x 3.16m) Fitted with wall, drawer and base units. Roll top work surfaces incorporate a stainless steel sink and drainer. Spaces for a washing machine and drier. Upvc double glazed door leads out to the side.



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Dining Area - 9' 6" x 11' 1" (2.91m x 3.38m) Open to the kitchen / living room. Radiator. Sliding door gives access to the sun room.

Sun Room - 7' 3" x 22' 6" (2.23m x 6.88m) Double glazed bi-fold doors lead out to the rear garden. Double glazed windows.

Office / Hobby Area - 11' 1" x 8' 3" (3.39m x 2.53m) Double glazed window to the rear aspect. Radiator. Upvc double glazed door.

Bedroom - 12' 11" x 10' 11" (3.94m x 3.34m) Double glazed window to the rear aspect. Radiator.

Bedroom - 7' 4" x 10' 11" (2.25m x 3.33m) Double glazed window to the side aspect. Radiator. Built in cupboard.

Shower Room / W.C. - 9' 3" x 5' 6" (2.84m x 1.68m) Fitted with a double shower cubicle, low level wc and wash basin with vanity storage below. Vinyl flooring. Walls are a combination of laminate wet wall and tiles. Chrome Heated towel rail. Inset mirror.

Living room / Bedroom - 11' 10" x 19' 11" (3.61m x 6.09m) Double glazed windows to the front and side aspects. Two radiators. Open fireplace with granite hearth and timber mantle.

Exterior

External - to the front there is a driveway which extends to the side. There is a lovely front garden with a shaped lawn, planted borders and hedge borders.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A	95 A	98 A
81-91	B		
69-80	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.