



Offers Over **£200,000**  
Cherry Tree Lane, Great Moor, Stockport, SK2 7PW



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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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Good sized two bedroom accommodation, fresh neutral decor, brand new carpets, an excellent size rear garden, a detached garage and a well regarded location await here at 36.

This home has been presented in new white decor throughout so it is a blank canvas ready to be accessorised or perhaps filled with some colours of your choice.

The property is conveniently poised close to the amenities of Great Moor and the A6 corridor and is alluringly close to Woodsmoor Train Station and Stepping Hill Hospital (both approximately half a mile away).

From the entrance porch, step into the living room to the front. The dining room is to the rear with a staircase to the first floor central between the two rooms. An arch opens to the kitchen. Included with appliances including a cooker, washing machine and a fridge freezer, the kitchen is functional and ready, but would benefit from a re-model (when time and funds permit!).

Head upstairs to the first floor where the landing is the gateway to a spacious front bedroom, a good size single bedroom to the rear and the four piece bathroom/w.c. (with a separate shower cubicle).

Bonus; the rear garden, mainly laid to lawn, is sizeable. To the rear of the garden (and accessed via Store Street) is a detached garage with a remote operated roller shutter door (light and power).

We think you will be intrigued by number 36 from the moment you step inside; give us a call and we will arrange a viewing for you.

## Ground Floor

**Porch** - Composite door opens into the lounge

**Living Room** - 12' 7" x 14' 0" (3.84m x 4.28m) UPVC double glazed window to the front. Fresh white decor and new carpet. Radiator. Opening through to the inner vestibule and dining room beyond.

**Dining Room** - 10' 3" x 14' 0" (3.14m x 4.29m) Another good sized room. Again fresh white decor and new carpet. Radiator. UPVC double glazed window to the rear. Under stairs cupboard. Arched opening to the kitchen.

**Kitchen** - 8' 0" x 6' 0" (2.45m x 1.83m) Fitted with wall, base and drawer units. Sink unit with mixer taps. UPVC double glazed window to the rear. Fridge Freezer. Washing machine. Gas cooker. UPVC door opening to the rear garden. Yes, the kitchen would benefit from a revamp/ re-model, but the kitchen presently functional and includes the appliances.

## First Floor

**Inner Hall (vestibule)** - 2' 9" x 3' 6" (0.84m x 1.08m) Stairs to the first floor.

**Landing** - 3' 2" x 6' 6" (0.97m x 1.99m) Measured to widest areas. Doors to the two bedrooms and the bathroom/w.c.

**Bedroom** - 12' 7" x 14' 0" (3.86m x 4.28m) An excellent sized bedroom. Fresh white decor and new carpet. UPVC double glazed window to the front. Radiator.

**Bedroom** - 13' 6" x 7' 3" (4.14m x 2.21m) UPVC double glazed window to the rear. Fresh white decor. New carpet. Radiator.

**Bathroom/W.C.** - 7' 5" x 6' 6" (2.27m x 1.99m) A fully tiled bathroom fitted with a four piece suite. Paneled bath. Separate shower cubicle. Low level w.c. Wash hand basin. Tiled floor. Chrome effect heated towel rail. UPVC double glazed window to the rear.

## Exterior

**Outside** - There is a garden to the front.

A large garden which is laid mainly to lawn can be found to the rear. A gate to the side of the garden opens to a path (which stretches from Cherry Tree Lane to Store Street). The path will lead to the detached garage to the rear of the garden (accessed from Store Street). The garage has light and power and a remote operated roller shutter door.



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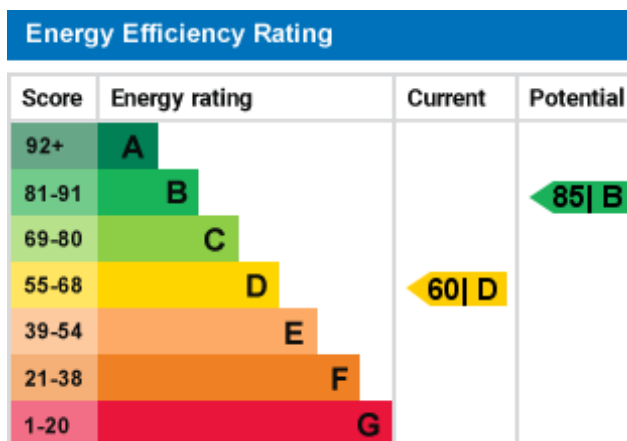
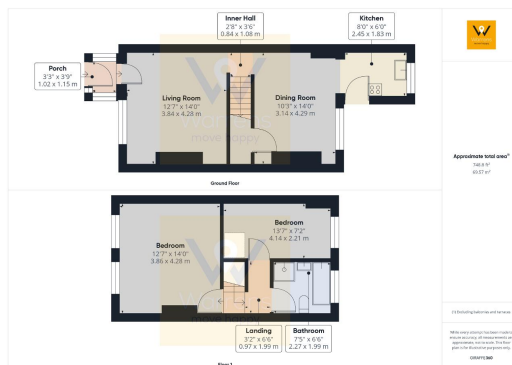
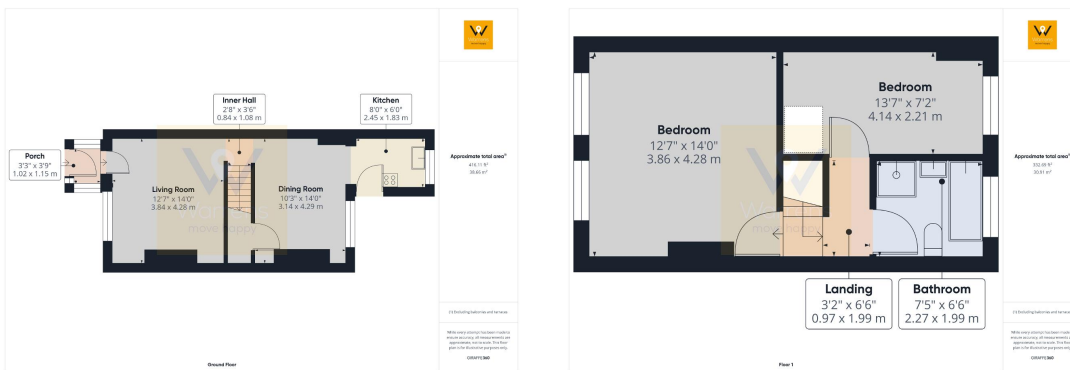
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Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

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