

£350,000

Foggbrook Close, Offerton, Stockport, SK2 5ER



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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

Size, space, versatility and value for money welcome you here at number 7, a well presented FOUR BEDROOM HOME laid out over three floors. There shouldn't be any queues when nature calls here, as we have a w.c. on each floor!

This home benefits from off road parking to the front and an integral garage too. Outside, to the rear, there is a garden with a patio area extending to a lawn.

So, pull up on the drive. Walk to the front door and cross the threshold into the hall, neutrally decorated which sets off the flooring. To your left, a w.c./ shower room. To your right, the integral door to the garage. Ahead, two rooms; the utility room and a bedroom (currently being used as a sitting area with a sliding patio door opening to the rear garden. Also on this floor there is a cupboard.

Climb the stairs to the first floor. Off the first floor landing you will find an excellent size living room to the front and the dining kitchen to the rear. There is a family bathroom on this floor too.

From the first floor landing climb the stairs to the second floor and off this landing discover three bedrooms. The main bedroom has an en-suite shower room.

If you seek even more space, then the garage is ripe for conversion (subject to the necessary authority and work)!

The property is just over one and a half miles from Hazel Grove Train Station and just over a mile to the amenities of Hazel Grove which includes supermarkets, cafes, independent shops and restaurants. Marple village is just over two miles away too.

If you'd like to visit, please get in touch.

Council Tax: D

EPC: C

Tenure: Leasehold: 999 years from 1st January 2004. Yearly rent charge £60.

Ground Floor

Hallway - 14' 11" x 3' 1" (4.55m x 0.96m) The home is accessed via a Upvc door into the hallway. Laminate flooring. Radiator. Stairs to first floor.

Downstairs Shower Room / W.C. - 6' 7" x 3' 0" (2.01m x 0.93m) Fitted with a shower cubicle, low level wc and a wash basin.

Integral Garage - 18' 8" x 8' 8" (5.69m x 2.65m) Up and over garage door. Power and light.

Utility Room - 10' 4" x 5' 2" (3.15m x 1.6m) Fitted with wall and base units. Sink and drainer with mixer tap. Spaces for a washing machine and drier. Wall mounted 'combi' boiler. Radiator. Door gives access to the rear garden.

Bedroom Four / Lounge - 10' 4" x 10' 3" (3.15m x 3.13m) Double glazed sliding door leads out to the rear garden. Radiator.

First Floor

First Floor Landing - 6' 5" x 3' 4" (1.98m x 1.02m) Stairs to second floor.

Living Room - 15' 10" x 16' 0" (4.85m x 4.9m) (max)

Double glazed window to the front. Double glazed Juliet balcony to the front. Laminate flooring. Radiator. Timber mantle piece and hearth.

Dining Kitchen - 10' 4" x 15' 11" (3.16m x 4.87m) Two double glazed windows to the rear. Fitted kitchen with a range of wall, drawer and base units with high gloss doors. Stainless steel sink and drainer with mixer tap. Integrated electric oven with gas hob and extractor hood over. Spaces for a fridge freezer and dishwasher. Space for a dining table. Laminate flooring. Radiator.

Second Floor

Second Floor Landing - 9' 9" x 3' 7" (2.98m x 1.11m) Loft access point.



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Bedroom One - 10' 6" x 16' 0" (3.22m x 4.88m) Two double glazed windows to the rear. Two radiators. Door to en-suite.

En-Suite Shower Room - 6' 5" x 5' 8" (1.97m x 1.73m) Fitted with a shower cubicle, low level wc and a wash basin. Radiator. Extractor fan. Shaver socket.

Bedroom Two - 15' 11" x 8' 6" (4.87m x 2.61m) Double glazed window to the front. Radiator.

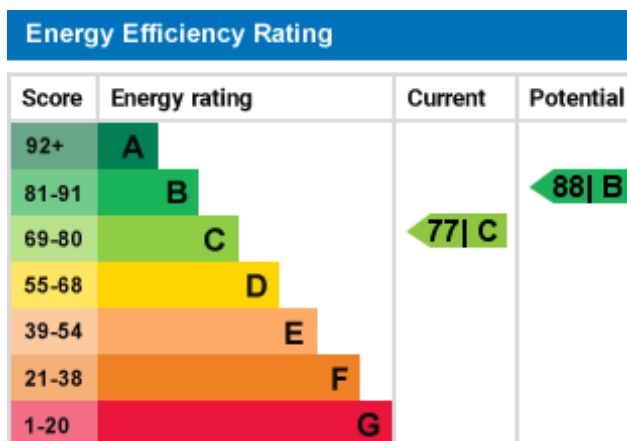
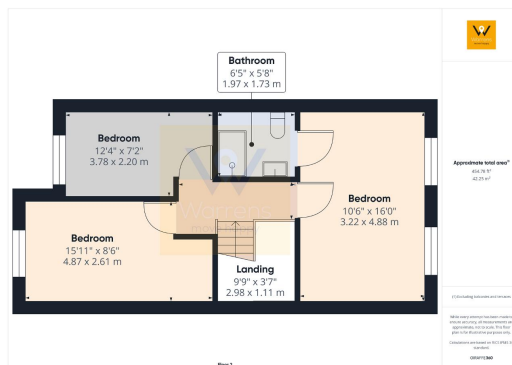
Bedroom Three - 12' 4" x 7' 2" (3.78m x 2.2m) Double glazed window to the front. Radiator.

Exterior

External - To the front of the home is a double width driveway (note: the area where the potted plants are belong to this property)

The rear garden comprises a paved patio, lawn and raised decking area as well as a raised flower bed to the rear.





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.