



Offers Over **£350,000**  
Harleen Grove, Offerton, Stockport, SK2 5DD



Warrens  
move happy

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



What tickles your fancy? A cul-de-sac location? Well proportioned three bedroom accommodation? In-vogue kitchen/ dining arrangement across the rear of the property? Ample off road parking? Excellent size garden with a southerly aspect? Number 4 has it all!

Not only this, but the present owners, have designs and approved plans (available for you to see) for a wrap around extension and en-suite dormer bedroom should you ever wish to expand!

Outside, to the front, there is a good size driveway which fits at least 3 cars. A gate to the side opens to the excellent size rear garden with an expansive timber decked patio area complimented by a lawn garden, of which faces south and therefore enjoys the sun throughout the whole day.

Shops, schools, recreational facilities (including Woodbank Park just over one mile away) along with public transport facilities serve the immediate area. Hazel Grove, Marple, Romiley, Disley, Bramhall, Cheadle Hulme, Poynton, Stockport, Macclesfield, Wilmslow and Manchester Centres, International Airport and access points to the national motorway network are all within commuting distance.

There is a lot to love here at number 4 and we hope to show you around. We look forward to hearing from you.

### Ground Floor

**Hallway** - 6' 9" x 12' 5" (2.07m x 3.8m) The home is accessed via a composite door with smoked glass panels around into the entrance hallway. Laminate flooring. Under stairs storage. Radiator. Ceiling spotlights. Stairs to first floor. Open to kitchen / Diner.

**Lounge** - 11' 8" x 14' 4" (3.58m x 4.39m) Double glazed half bay window to the front aspect. Feature cast iron ornamental fireplace. Ceiling coving and picture rail. Radiator.

**Dining Kitchen** - 19' 2" x 13' 10" (5.86m x 4.24m) The kitchen is fitted with a range of wall, drawer and base units. Tiled flooring. Laminate work tops incorporate a sink and drainer. Integrated electric oven with gas hob and extractor hood over. Space for a dishwasher. Double glazed bay window to the side aspect. Open to the dining area. Ceiling spotlights and hanging lights. Breakfast bar. Feature cast iron ornamental fireplace. Heated towel rail. Radiator. Laminate flooring. Double glazed patio doors lead out to the rear garden.

**Utility Room** - 9' 6" x 3' 10" (2.92m x 1.18m) With space for a washer, drier and fridge freezer. Wall mounted 'combi' boiler. Double glazed windows. Door leads out to the rear garden.

### First Floor

**First Floor Landing** - 3' 0" x 8' 1" (0.92m x 2.48m) Double glazed window to the side elevation. Ventilation unit. Storage.

**Bedroom One** - 12' 0" x 15' 2" (3.66m x 4.63m) Double glazed half bay window to the front elevation. Picture rail. Radiator.

**Bedroom Two** - 11' 8" x 14' 7" (3.58m x 4.47m) Double glazed half bay window to the rear elevation. Feature cast iron ornamental fireplace. Picture rail. Radiator.

**Bedroom Three** - 6' 11" x 6' 10" (2.13m x 2.1m) Double glazed window to the front elevation. Picture rail. Radiator.

**Bathroom / W.C.** - 6' 11" x 8' 5" (2.13m x 2.58m) Fitted with a modern four piece suite comprising double shower cubicle with dual shower heads, double ended bath, low level wc and a wash basin with vanity storage. Heated towel rail. extractor fan. Laminate wet wall. Vinyl flooring. Double glazed frosted window to the rear elevation. Loft access point.

### Exterior

**Outside** - Outside, to the front, there is a good size driveway. A gate to the side opens to the excellent size rear garden with an expansive timber decked patio area complimented by a lawn garden. As mentioned enjoy the sun here care of the southerly aspect.



Warrens  
move happy

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](mailto:sales@warrensonline.co.uk)  
[www.warrensonline.co.uk](http://www.warrensonline.co.uk)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 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](mailto:enquiries@warrensonline.co.uk).