



**£400,000**  
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Welcome to number 7, a good size detached home (linked by a garage) situated on a well regarded development. This home ought to be viewed for you to gain a sense of space, proportion and versatility offered by the accommodation. This home is than three miles from Marple village and approximately one and a half miles from Hazel Grove centre.

Number 7 benefits, to the front, from two driveways. To the front left, there is a block paved driveway which leads to the link attached garage. To the front, central, is a garden area with a raised flower bed. To the right of this is another driveway.

Step into the entrance hall. There is a downstairs shower room/ w.c. to your left. Stairs lead from the hall to the first floor, but explore that later. Meantime, step into the well presented living room to the front of the property. You are greeted by real sense of space here as the room opens to dining area.

An arch opens into the dining area. Off the dining area is the kitchen. We noted that the division between kitchen and dining area is a stud partition (for those of you who have clocked the floor plan and would consider re-modelling this area as is the fashion.

At the rear of the property is a spacious sun room accessed via a double patio doors. Whether it's a summer room, entertaining space, a winter haven (there is a radiator in this room), the sun room blurs the lines between cosy inside space and the garden beyond.

The kitchen is fitted with a range of wall, base and drawer units. There is space for a gas oven and a fridge. A UPVC double glazed window affords a view over the rear garden. The garage is accessible via the kitchen (and houses the Worcester combi boiler. At the rear of the garage is a utility area with plumbing for a washing machine and dishwasher and room for a tall fridge freezer. Gardening duties can be done via access to the garden from the utility area.

Head back to the hall and up the stairs to the first floor landing. Here you will find three bedrooms (two double and a single bedroom). Also off the landing is the fully tiled bathroom/w.c.

The owner is very proud of the garden to the rear. It has been landscaped for ease of maintenance and established so that colour and a variety of flowers to suit can be added by way of planters and pots. The garden enjoys a southerly aspect.

## Ground Floor

**Entrance Hallway - 6' 11" x 4' 11" (2.12m x 1.52m)** The home is accessed via a double glazed Upvc door into the hallway. Laminate floor. Radiator. Door to shower room / W.C. Stairs to first floor.

**Shower Room / W.C. - 6' 5" x 7' 7" (1.98m x 2.34m)** Fitted with a modern three piece suite comprising shower cubicle with bar shower. Low level wc and wash basin built into vanity wall unit. Chrome heated towel rail. Extractor fan. Double glazed frosted window to the side aspect.

**Living Room - 17' 6" x 13' 10" (5.34m x 4.23m)** Double glazed bay window to the front aspect. Feature marble fireplace with inset gas fire. Ceiling coving. Two radiators. Open to dining room.

**Dining Room - 16' 10" x 11' 9" (5.14m x 3.6m)** ('L' shaped measured to widest points)  
Double glazed double doors lead through to the sunroom. Window to the rear aspect. Radiator. Ceiling coving. Door to the kitchen.

**Sunroom - 15' 10" x 7' 8" (4.83m x 2.37m)** Double glazed double doors lead out to the rear garden. Double glazed windows. Radiator. Laminate flooring. Ceiling spotlights.

**Kitchen - 10' 10" x 7' 10" (3.31m x 2.41m)** Fitted with a range of wall, drawer and base units. Roll top work surfaces incorporate a sink and drainer. Space for a gas cooker and fridge. Part tiled walls. Vinyl flooring. Double glazed window to the rear aspect. Door to garage.

**Integral Garage - 12' 2" x 14' 11" (3.73m x 4.55m)** Up and over garage door. Wall mounted 'combi' boiler.

**Utility Room - 11' 8" x 6' 0" (3.57m x 1.85m)** Fitted with base units and worktops. Spaces for a fridge freezer, washing machine and drier. Double glazed window to the rear aspect. Double glazed door leads out to the rear garden.

## First Floor

**Landing** - 3' 1" x 5' 7" (0.96m x 1.71m) Doors providing access to the three bedrooms and the bathroom/ w.c. Access to the loft. UPVC double glazed window to the side.

**Bedroom** - 14' 8" x 10' 11" (4.49m x 3.33m) A good sized main bedroom. UPVC double glazed window to the rear. Fitted wardrobes with an alcove which could house a dressing table/ desk. Radiator.

**Bedroom** - 12' 7" x 9' 1" (3.85m x 2.77m) Currently used as a hobby room, you will see that this room is rather busy at the moment, but it is a double bedroom!

Two UPVC double glazed windows to front. Radiator. Laminate floor.

**Bedroom** - 7' 11" x 5' 10" (2.42m x 1.78m) UPVC double glazed window to the front. Radiator.

**Bathroom/W.C.** - 5' 7" x 7' 11" (1.72m x 2.43m) A fully tiled bathroom/w.c. with a three piece suite comprising a panelled bath (with an electric shower over), low level w.c. and a wash hand basin housed in a vanity unit with storage beneath. UPVC double glazed window to the rear. Radiator.

## Exterior

**Outside** - Number 7 benefits, to the front, from two driveways.

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