



Standedge
Stoneydelph
£315,000

*** GOOD SIZED EXTENDED FAMILY HOME ~ NO UPWARD CHAIN ~ NICELY SITUATED
***. We are delighted to be able to bring to the market for sale this spacious family home offering an excellent range of accommodation briefly comprising: Lounge, dining room, kitchen, guest WC, four bedrooms, en-suite, family bathroom, garage, driveway and a good sized rear garden. Viewing is recommended.

RECEPTION HALL

Having an opaque double glazed entrance door, double panelled radiator, stairs leading off to the first floor landing, tiled floor and a door to the lounge.

LOUNGE 12' 4" x 15' 1" maximum (3.76m x 4.6m)

Double glazed bay window to front aspect, double panelled radiator, feature bricked fireplace, double panelled radiator and double opening doors to the dining room.

DINING ROOM 9' 3" x 8' 9" (2.82m x 2.67m)

Double glazed sliding patio style doors leading out to the rear garden, single panelled radiator and a door to the kitchen.

KITCHEN 11' 7" x 10' 5" (3.53m x 3.18m)

Double glazed window to rear aspect, opaque double glazed door leading out to the rear garden, door to a useful under stairs storage cupboard, double panelled radiator, fitted base and eye level units, roll edge work surfaces, appliance spaces, tiled walls and a door to...

INNER LOBBY AREA

Having a door to the garage and WC.

GUEST WC 7' 7" x 2' 7" (2.31m x 0.79m)

Opaque double glazed window to rear aspect, low level WC and a wash basin.

FIRST FLOOR LANDING

Access to the roof storage space, door to a useful storage cupboard and further doors leading off to...

BEDROOM ONE 18' 0" x 7' 8" (5.49m x 2.34m)

Double glazed window to front aspect, double panelled radiator and a door to...

EN-SUITE 7' 8" x 5' 9" (2.34m x 1.75m)

Opaque double glazed window to rear aspect, double panelled radiator, tiled walls, low level WC, pedestal; wash hand basin, tiled shower cubicle having a Triton electric shower.

BEDROOM TWO 9' 9" x 8' 8" (2.97m x 2.64m)

Double glazed window to rear aspect, single panelled radiator and a useful storage recess.



BEDROOM THREE 12' 0" x 7' 6" (3.66m x 2.29m)

Double glazed window to front aspect, single panelled radiator and a fitted wardrobe with sliding doors.

BEDROOM FOUR 9' 2" x 7' 7" (2.79m x 2.31m)

Double glazed window to front aspect and a single panelled radiator.

FAMILY BATHROOM 6' 4" x 6' 2" (1.93m x 1.88m)

Opaque double glazed window to rear aspect, single panelled radiator, low level WC, pedestal wash hand basin, panelled bath and tiled walls.

TO THE EXTERIOR

To the front of the property there is a patterned concrete driveway providing ample off road parking and access to the garage. The rear garden has a block paved patio, lawn, well established borders, centre water feature and side gated access to the front.

GARAGE 15' 8" x 7' 9" (4.78m x 2.36m)

Having an up and over door, power and light.

FIXTURES & FITTINGS: Some items may be available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

COUNCIL TAX: We understand this property has been placed in Council Tax Band D. (This information is provided from the Council Tax Valuation List Website).

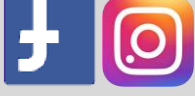
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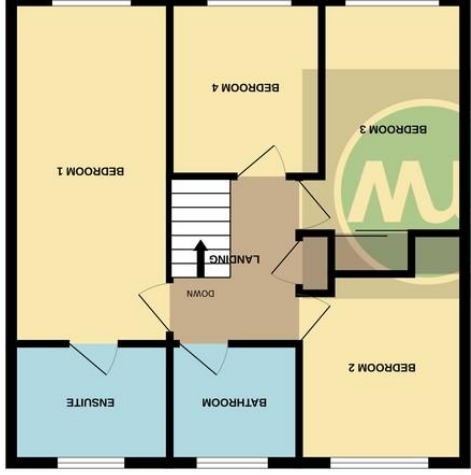


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GROUND FLOOR
596 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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