



14 KNUTSFORD AVENUE, STOCKPORT, SK4  
5LQ  
OFFERS IN EXCESS OF £295,000







#### ENTRANCE HALL

Rock style front door to entrance hall, radiator to side, stairs to first floor, doors to lounge and kitchen diner, built in feature mirror and surround with background lighting. Light Ash colored herringbone flooring.

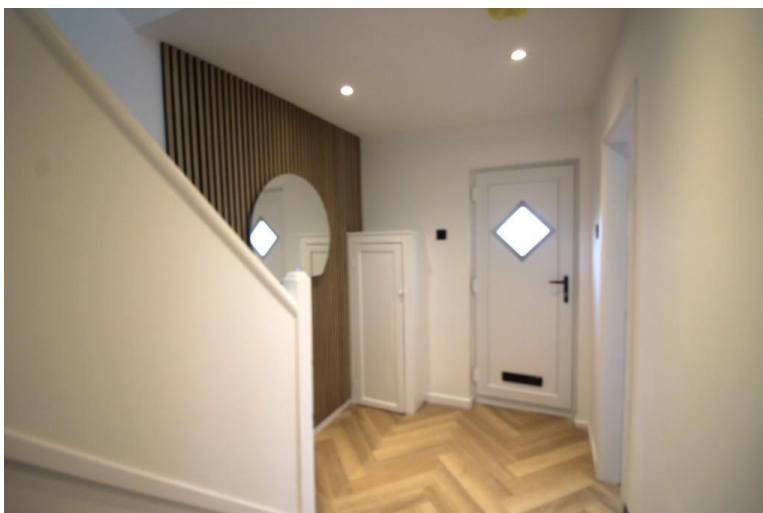


#### LOUNGE

13' 2" x 11' 6" (4.01m x 3.51m) Upvc double glazed window to front, radiator to front. Fitted feature media surround with backlight and integrated electric heater.

#### KITCHEN/DINING ROOM

18' 3" x 10' 2" (5.56m x 3.1m) Kitchen area has been fitted with a full range of quality base and wall cupboards topped off with complimentary marble work tops. One and a half bowl sink with mixer tap. Built under fan oven with five zone ceramic induction hob above. Integrated dishwasher. Upvc double glazed window to rear, radiator to side, upvc double glazed door to side to outside. To the rear of the dining area are double glazed Bi Folding doors leading out onto the rear patio. Light Ash herringbone flooring.





## LANDING

Doors to bedrooms and bathroom.

## BEDROOM ONE

11' 7" x 11' 4" (3.53m x 3.45m) Low voltage spots to ceiling, upvc double glazed window to front radiator to front.

## BEDROOM TWO

11' 4" x 10' 3" (3.45m x 3.12m) Low voltage spots to ceiling, upvc double glazed window to rear radiator to rear.

## BEDROOM THREE

8' 2" x 8' 4" (2.49m x 2.54m) Low voltage spots to ceiling. Upvc double glazed window to front, radiator to front. Built in storage.

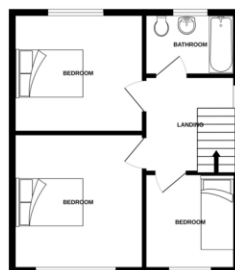
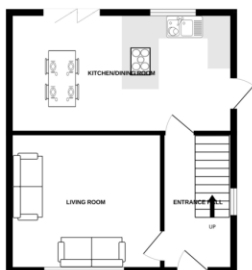
## BATHROOM

Fantastic bathroom, low voltage spots to ceiling, contemporary rose colored tiling to walls, Fitted circular vanity mirror, marble flooring, brand new coordinated three piece suite in white with gold colored fittings. 2 x Upvc double glazed window to rear, heated towel rail.

## OUTSIDE

To the front of the property there is a good sized garden with a driveway to the side providing off road parking, whilst to the rear of the property there is a large family sized garden which is mainly laid to lawn and has mature trees to the rear and an Indian stone patio to the front. To the side of the property there are two brick built storage sheds with electric sockets for outdoor work.





**TOTAL FLOOR AREA:** 880 sq ft (81.8 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

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