



Turnstone Road, Offerton, Stockport, SK2





# 39 Turnstone Road, Offerton, Stockport, SK2 5XT

Asking Price **£345,000**

Stunning Three Bedroomed Detached  
Single Garage & Off Road Parking

High Standard Living Accommodation Throughout  
uPVC Double Glazing & Gas Central Heating

Extended Contemporary Dining Kitchen  
Popular Residential Estate

Conservatory  
0.07 Acre Freehold Plot

Landscape Gardens  
Council Tax Band C

Ian Tonge Property Services are delighted to offer for sale this stunning three bedroomed detached property which commands a good size landscaped freehold plot on a very popular residential estate. The property features a contemporary extended dining kitchen which runs across the rear off the property and leads into the conservatory. The property briefly comprises of entrance porch, living room, dining kitchen, conservatory, landing, three bedrooms and stylish shower room. Outside there are lawned gardens to the front and rear, ample off road parking and single garage. The Bosden Farm Estate offers various of shops, transport links and an excellent junior school.

## GROUND FLOOR

### Entrance Porch

3'7" (1m 9cm) x 2'9" (83cm)

With composite entrance door with leaded stained glass inserts, uPVC double glazed window to the side, storage cupboard with louvered double doors and ceiling light point.

### Living Room

16'11" (5m 15cm) x 12'7" (3m 83cm)

A bright room having uPVC double glazed bay window to the front elevation, ceiling light point, coving to the ceiling, three wall light points, stairs ascending to first floor with under stairs storage cupboard, radiator, power points, TV point and feature fireplace having gas fire with wooden surround and granite inner and hearth. Door through to:-

### Open Plan Kitchen/Diner

16'11" (5m 15cm) x 9'8" (2m 94cm) Dining Area & 7'8" (2m 33cm) x 8'2" (2m 48cm) Kitchen Area

A large modern room with attractive wood effect laminate flooring, ceiling spotlights, uPVC wood effect composite concertina doors to the rear, two uPVC double glazed windows to the rear, coving to ceiling, radiator, power points. The kitchen has been fitted with a modern range of matte grey wall and base level units with under unit lighting, complimented further by feature working surfaces with co-ordinating up-stands that incorporate the sink and drainer unit with mixer tap. Integrated appliances include a Neff induction hob

with concealed extractor fan over Neff dishwasher, Neff washing machine, two Neff ovens (one being combi microwave oven and the other oven/grill), with plate warmer drawer below and finally a full height Neff fridge freezer.

### Conservatory

8'6" (2m 59cm) x 9'8" (2m 94cm)

A great addition to the living space on offer, having continuation of the wood effect laminate flooring, uPVC double glazed windows to the sides and rear and uPVC double glazed French doors to the rear. Two wall light points, radiator and power points.

## FIRST FLOOR

### Landing

8'4" (2m 54cm) x 5'11" (1m 80cm)

With uPVC double glazed window to the side, return of the modern chrome and wooden balustrade, ceiling light point and loft access hatch. We have been advised that the loft has a drop down ladder, lighting and has been boarded for storage.

### Bedroom One

11'5" (3m 47cm) x 9'9" (2m 97cm)

uPVC double glazed window to the front aspect, radiator, range of fitted wardrobes with matching bedside drawers, TV aerial, power points.

### Bedroom Two

8'8" (2m 64cm) x 9'9" (2m 97cm)

uPVC double glazed window to the rear to the rear aspect, radiator, fitted wardrobes, power points.

### Bedroom Three

8'1" (2m 46cm) x 6'9" (2m 5cm)

uPVC double glazed window to the front aspect, radiator, storage cupboard, built-in desk with drawers, power points.

### Shower Room



*5'4" (1m 62cm) x 6'7" (2m 0cm)*

uPVC double glazed window to the rear aspect, walk in shower with screen and chrome shower, stylish fitted base and wall units, with inset wash basin and concealed W.C., vanity mirror and pelmet lighting, chrome towel radiator, tiled walls.

#### **Outside**

To the front aspect there is a flagged driveway providing ample off road parking, lawned area, mature hedging giving additional privacy. The rear garden is enclosed and mainly lawned with flagged patio, hedging and mature shrubs.

#### **Garage**

*16'7" (5m 5cm) x 8'9" (2m 66cm)*

Up & over garage door, wall mounted central heating boiler, gas meter, power and light.



