

**£485,000**

Viewing: By appointment through agent



**19 Granby Road  
Stockport  
SK2 6ET**

**0161 439 5555**

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- Ideal Location For Stockport School & Stockport Grammar School
- Equidistant to Hazel Grove Village & Stockport Town Centre
- Superb Spacious Reception Rooms with Ample Period Features
- Walking distance to Woodsmoor Train Station
- Three Well Proportioned DOUBLE Bedrooms
- Basement Chambers Offering Unrealised Potential & Ideal for Loft Conversion (STPP)



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1

Situated in an excellent residential location, this beautiful bay fronted semi-detached home offers an abundance of period charm with a plethora of noticeable original features. The property sits in a highly desirable tree lined road with convenient access to Hazel Grove Village. Hazel Grove train station is within a 10 minute walk and ideal for those who require excellent access to transport links. There are a number of outstanding Schools on the doorstep including Stockport School & Stockport Grammar School as well as Great Moor Infant & Junior School. This property really is a wonderful family home with further development potential to create additional accommodation with loft or basement conversions.

The property is fronted by a good size driveway providing ample car parking and sets the property back from the road. On entering, you will be greeted by a lovely reception hallway, featuring a downstairs WC, leading to a well proportioned bay-fronted lounge with feature fireplace. There is an additional spacious sitting room with feature bay window and contemporary log burning stove. Double doors lead to the orangery which spans the full width of the property and promotes a further beautiful large reception room. With the modern sloping glass roof there is a substantial level of light which pours into the property and the orangery with its aluminium bi-folding doors is just a magnificent space to enjoy the views of the garden.

Special mention must be made of the American oak flooring that runs throughout the home, along with the lovely character of the high ceilings and picture rails. Even the front door displays and retains the original leaded glass which is a rare find in most properties nowadays. The heart of the home is a stunning modern fitted kitchen with a range of units and built-in appliances.

To the first floor there are 3 spacious bedrooms, all of which are superb doubles and are all served by a fully tiled family bathroom featuring a 4 piece-suite.

The rear garden is a feature worthy of note which has been skillfully landscaped including areas laid with artificial lawn and decked areas throughout. The property has the added benefit of a basement for further storage and has the added potential of conversion along with the superb loft space which is spans the majority of the house, subject to planning permission. We would strongly recommend a thorough inspection to appreciate the many attributes on offer.

#### **LOCATION**

The property is located a short distance from the village that offers a wide range of shops that meet every day needs. Bramhall has a good recreation centre and a wide variety of pubs, bars and restaurants. The schools in the area are for all age groups and have an excellent reputation. Bramhall and Cheadle Hulme railway stations offer convenient access to the Manchester city centre, along with the towns of Stockport and Macclesfield. The larger shopping centres of Handforth Dean and Cheadle Royal are only a short drive away along with a motorway network connection to Manchester International Airport.

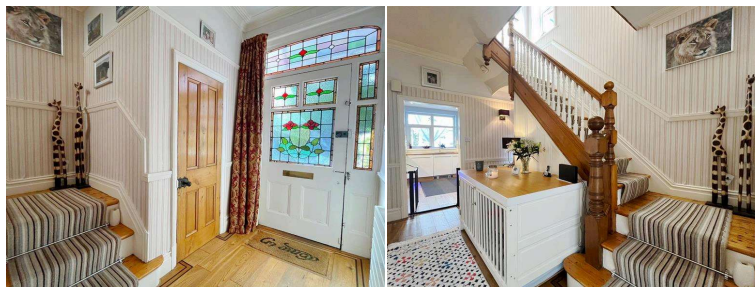
#### **DIRECTIONS**

For SatNav Purposes: SK2 6ET

#### **IN FURTHER DETAIL THE ACCOMMODATION COMPRISES**

#### **GROUND FLOOR**

##### **Entrance Hall**



Living Room



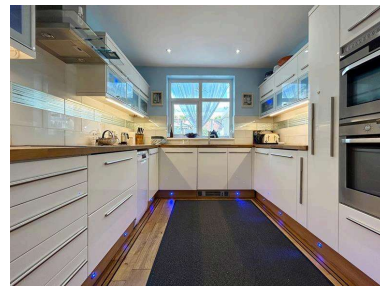
Sitting Room



Orangery



Kitchen



Downstairs W/C

FIRST FLOOR



Landing



Bedroom 1



Bedroom 2



Bedroom 3



Family Bathroom



OUTSIDE



**TENURE**  
Freehold subject to verification by solicitor

**SERVICES (NOT TESTED)**  
Services have not been tested and you are advised to make your own enquiries and/or inspections.

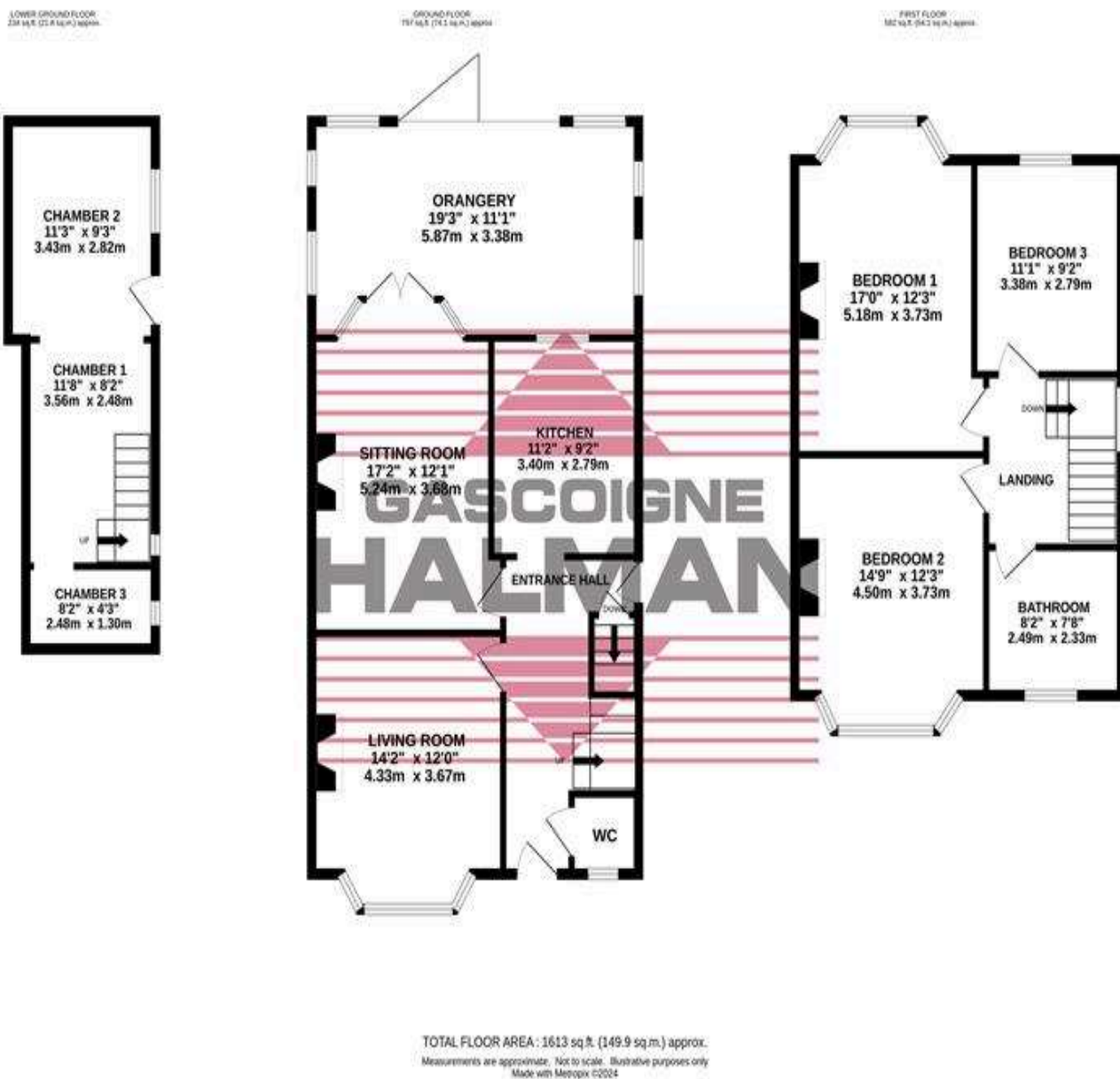
**LOCAL AUTHORITY**  
Stockport MBC - Council Tax Band D

**VIEWING**  
Viewing strictly by appointment through the Agents.

**Energy Performance Rating**  
EPC Rating D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

## Floor Plan



These particulars have been provided to give a fair overall view of the property. They should not be considered confirmation of the property's structural condition. Descriptions are given as option, not as statement of fact and measurements are approximate, as a guide only.

