

10 Lomond Close, Stockport

£485,000 Leasehold

THREE BEDROOM LINK-DETACHED • IMMACULATE AND MODERN THROUGHOUT • LARGE GARAGE WITH ELECTRIC ROLLER-DOOR • CLOSE TO POPULAR SCHOOLS AND TRANSPORT LINKS INCLUDING WOODSMOOR TRAIN STATION • OPEN-PLAN DINING KITCHEN • QUIET CUL-DE-SAC • WELL-PROPORTIONED ROOMS • DOWNSTAIRS WC



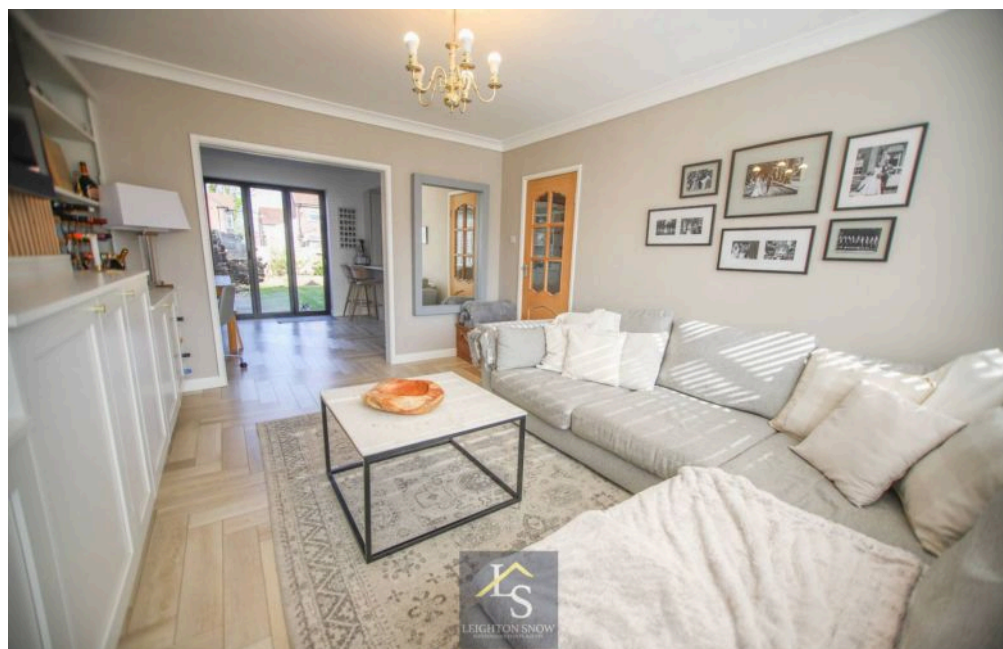
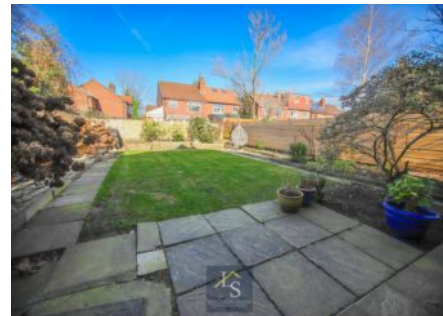
Welcoming to the market this brilliant and well-proportioned three bedroom link-detached home sitting on a quiet cul-de-sac only a short walk from Woodsmoor Train Station. Having been modernised throughout by its current owners this home is in immaculate condition and offers the potential to move straight in without the hassle of any works.

Council Tax band: D

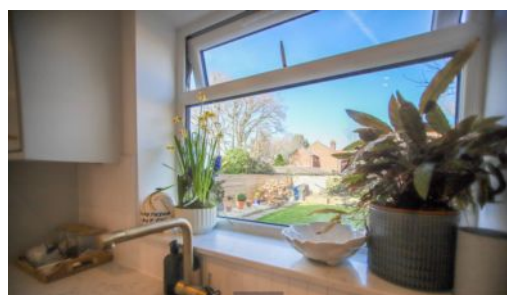
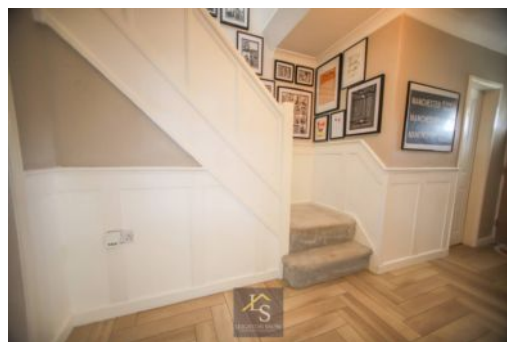
Tenure: Leasehold

EPC Energy Efficiency Rating: D

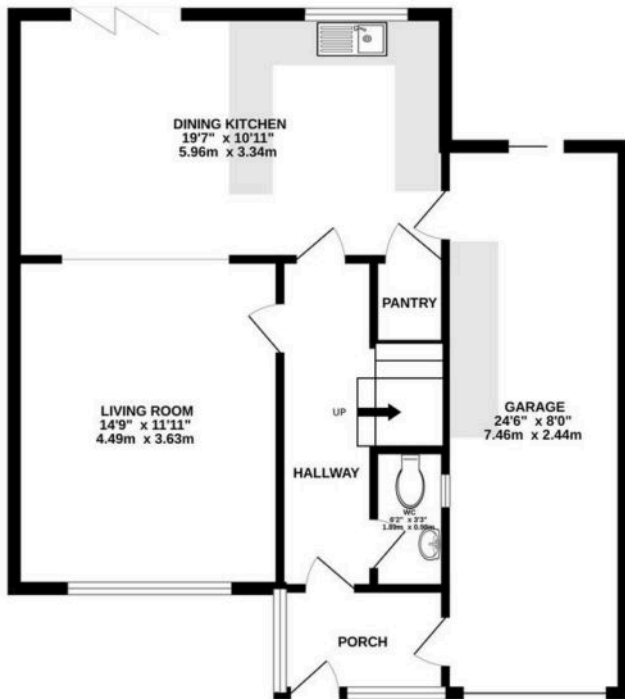
EPC Environmental Impact Rating: E



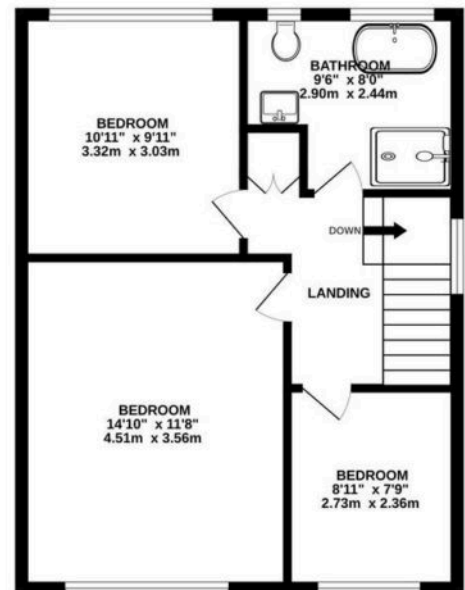
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GROUND FLOOR
727 sq.ft. (67.6 sq.m.) approx.



1ST FLOOR
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA: 1229 sq.ft. (114.1 sq.m.) approx.

Whilst 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 as to their operability or efficiency can be given.
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The property sits behind a large driveway providing excellent off-road parking. A tandem garage sits at the foot of the driveway and is accessed via an electric roller-door as well as internal access off the kitchen. There is a large porch providing a spacious welcome and allowing plenty of space to store away shoes and coats, and from the porch is the hallway. The hallway boasts beautiful panelling and a turning staircase leading to the first floor. A WC sits off the hallway as do doors to the open-plan dining kitchen and the living room. The dining kitchen spans the full width of the property and is a contemporary space with cupboards and drawers sitting under Quartz worktops. Bi-folding doors lead out to the rear garden and allow in lovely natural light. The dining area opens into the living room, which is positioned at the front of the house. Boasting bespoke fitted cupboards and a panelled feature wall this room is a light and bright space.

To the first floor there are two large double bedrooms, and a third single, as well as a family bathroom. The bathroom is a wonderful space with four piece suite comprising shower, standalone bath with central taps, WC and wash hand basin. The master bedroom sits at the front of the house and is generous in size with a larger than average window flooding the room with light. The second bedroom is another double and is currently utilised as a walk-in-wardrobe. There is a fitted cupboard sitting off the landing providing handy storage, with further storage found in the loft space which has been boarded.

Externally the rear garden is a lovely space, mainly laid to lawn with herbaceous flower beds providing a bright border. The space is enclosed by wooden fencing and benefits from a paved patio sitting off the bi-folding doors to the dining area.



