

62 Flowery Field, Stockport

£495,000 Freehold

BEAUTIFUL SEMI-DETACHED ON TREE-LINED CUL-DE-SAC • THREE BEDROOMS WITH ADDITIONAL LOFT ROOM • OPEN-PLAN DINING KITCHEN • SITTING ADJACENT TO MIRRLEES FIELDS AND PRIVATE ALLOTMENTS • SOUTH FACING GARDEN WITH OPEN VIEWS • SOLAR PANELS COVERING CIRCA 50% CONSUMPTION COSTS



This fabulous family home sits at the top of a cul-de-sac adjacent to the Mirrlees playing fields and private allotments giving it a real sense of tranquillity and calm whilst only a short walk to local amenities and Woodsmoor Train Station. Boasting three bedrooms plus a superb loft-room this is a spacious and well-presented home with a lovely open-plan dining kitchen providing modern comforts alongside beautiful character features including encapsulated original stained glass windows.

Council Tax band: D

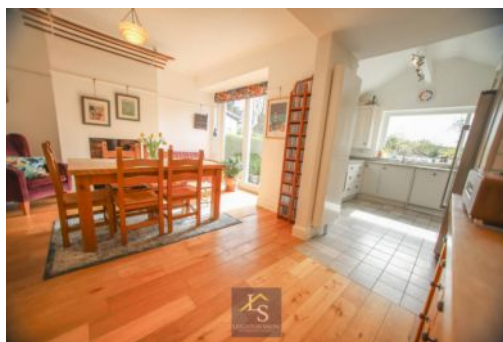
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



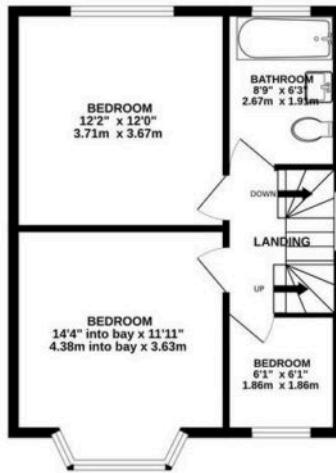
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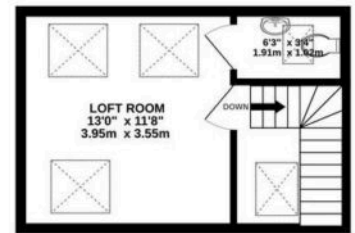
GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



2ND FLOOR
221 sq.ft. (20.5 sq.m.) approx.



TOTAL FLOOR AREA : 1215 sq.ft. (112.8 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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Positioned on this fabulous tree-lined road in Woodsmoor is this wonderful three bedroom semi-detached home. Sitting behind a generous driveway and front lawn, the front of the property boasts the original stained glass that has been encapsulated within double glazed hard-wood frames. Attention to detail has been paid with the modern front door having the same stained glass set within it, retaining the charm of this home. The entrance hall leads you to the impressive open-plan kitchen and dining room. The kitchen area sits under vaulted ceilings with dual aspect views over the garden. The dining room boasts a DEFRA-approved log-burning stove and pocket-doors leading seamlessly into the living room. The ground floor is completed by a WC off the hallway.

To the first floor there are three bedrooms and the family bathroom. The three bedrooms comprise of two large doubles and a single. Worth of mention are the views from the rear bedroom over private allotments providing a beautiful rural setting. The family bathroom is a modern suite with wash hand basin, WC and bath with shower over. The landing provides a staircase leading up to the converted loft. There is a skylight on the staircase allowing in plenty of natural light. The converted loft is currently used as a double bedroom and is a great space with three further skylights and a WC en-suite.

Externally the rear garden benefits from a south-facing aspect making it a lovely sunny spot. Mature hedges enclose the space and a large paved patio sits off patio doors from the dining room, with the rest of the garden laid to lawn. Mention must be made to the energy efficiency of this home, with measures being made by the current owners to keep running costs low with solar panels, a flue gas heat recovery unit fitted to the boiler as well as insulation in the underfloor, cavity and in the eaves space.





