



41, Woodsmoor Lane, Woodsmoor,  
Stockport SK2 7AZ

Three bed Edwardian c1912 semi-detached of character in sought-after location close to Stockport Grammar School and Woodsmoor railway station.

Guide Price: £425,000



## SUMMARY:

Three bed Edwardian c1912 semi-detached of character in sought-after location adjacent to Stockport Grammar School and just a stone's throw from Woodsmoor railway station. GFCH, double glazing. The contemporary interior briefly comprises: porch, hall, sitting room, dining room open to kitchen with range cooker, cellar, three bedrooms and bathroom/wc with shower. Well enclosed rear garden with south easterly aspect. Two car hardstanding to front.

## GROUND FLOOR

### CANOPIED PORCH

Quarry tiled step and courtesy wall light.

### INNER PORCH

6' 1" x 4' 3" (1.85m x 1.3m) max. Period front door with stained and leaded window lights, cornice, glazed stripped pine door to hallway.

### HALL

14' 4" x 6' 2" (4.37m x 1.88m) max. Cast iron period radiator, staircase to first floor, cornice, door to cellar and understairs cupboard housing gas CH boiler, CH programmer.

### SITTING ROOM (FRONT)

17' x 11' 3" (5.18m x 3.43m) max. Into bay with double glazed windows, cornice, radiator, squared recess to chimney breast with cast iron gas burner

### KITCHEN DINING ROOM (REAR)

17' 10" x 16' (5.44m x 4.88m) max. 'L'-shaped room. Kitchen area with range of base and wall cabinets incorporating stainless steel sink unit with mixer tap, integral fridge and freezer, range cooker with double oven/grill and 5 ring gas hob with extractor hood over, plumbed for automatic washing machine, double glazed window, ceiling downlighters, solid wood block flooring. Dining/living area with double glazed double doors to rear garden, fitted cupboards to one chimney breast recess, solid wood block flooring and ceiling downlighters.

### CELLAR

Work and storage space. Gas and electricity meters and electricity consumer unit.

## FIRST FLOOR

### LANDING

Double glazed window, staircase balustrade, stripped pine panelled period doors to all rooms, access to loft space (part boarded, window light).

### BEDROOM 1 (REAR)

16' x 10' (4.88m x 3.05m) max. Including walk-in closet, double glazed window, period cast iron radiator.

### BEDROOM 2 (FRONT)

13' 10" x 11' (4.22m x 3.35m) max. Double glazed window, radiator, ceiling downlighters.

### BEDROOM 3 (FRONT)

10' 3" x 6' 6" (3.12m x 1.98m) max. Double glazed window, radiator, ceiling downlighters.

### BATHROOM (REAR)

8' x 6' 1" (2.44m x 1.85m) max. White and chrome suite of panelled bath with built-in chrome shower over. vanity unit wash hand basin with cupboard below, low level wc, double glazed window, part tiled walls, ceiling downlighters, extractor fan, period cast iron radiator, dark oak wood laminate flooring.

## OUTSIDE

### GARDENS

Well enclosed rear garden with south easterly aspect. Small lawn with borders. Flagged patio. Timber deck. Small timber shed. Cold water tap. Hedgerow boundaries. Gate to side and front. Front gravelled and concrete flagged hardstanding for motor vehicles. Evergreen hedgerows. Dwarf brick boundary walls.

### TENURE:

We have been advised by the present owner that the property is Freehold. We would recommend that your conveyancer checks the tenure prior to the exchange of contracts.

### COUNCIL TAX:

We have been advised that the Council Tax Band is C. All enquires to Stockport Metropolitan Borough Council.

### ENERGY PERFORMANCE CERTIFICATE:

The current Energy Efficiency Rating for this property is D. Further information is available on request and online.

### VIEWING:

Strictly by appointment through Woodhall Properties 0161 483 5100.

### OPENING HOURS:

Monday - Thursday 9.00am - 5.30pm, Friday 9.00am - 5.00pm  
Saturday 9.00am - 4.00pm and Sunday 12.00pm - 4.00pm

