



15, Hollymount Avenue, Offerton,  
Stockport SK2 7LP

Much improved and extended four bed, two bath c1930's semi-detached  
enjoying peaceful cul-de-sac location off Dialstone Lane

Guide Price: £

**WOODHALL**  
— PROPERTIES —

## SUMMARY:

Much improved and extended four bed c1930's semi-detached enjoying peaceful cul-de-sac location off Dialstone Lane; close to Stepping Hill Hospital, Sainsbury's Superstore, and Great Moor and Hazel Grove centres. Benefits from gas fired central heating, double glazing, cavity wall insulation and alarm. Briefly comprises: entrance hall, cloakroom/wc, c26' through living room, c18' morning/playroom, kitchen with integrated appliances, master bedroom with walk-in closet and en-suite wet room/wc, three further bedrooms and family bathroom/wc with shower. Good, useful loft room conversion. Detached garage/workshop (no car access) to rear. Well enclosed rear garden with a south easterly aspect. Stone flagged hardstanding to front.

## LOCATION:

Good shopping, schooling, recreational and public transport facilities serve the immediate area whilst Hazel Grove, Marple, Disley, Poynton, Bramhall, Stockport, Macclesfield, Wilmslow and Manchester Centres, MediaCity UK, SEMMMS link road, International Airport and access points to the national motorway network are all within comfortable commuting distance.

## DIRECTIONS:

From our Hazel Grove office turn left onto the A6 London/Buxton Road in the direction of Stockport turning right at the fifth set of traffic lights into Dialstone Lane. Turn fifth right into Hollymount Drive and first right into Hollymount Avenue. No 15 is on the left hand side.

## GROUND FLOOR

### CANOPIED PORCH

### ENTRANCE HALL

Composite double glazed front door and window lights, boxed radiator, wood laminate flooring, cornice, picture rail, understairs cupboards (one housing gas combination boiler), light oak internal doors to all rooms.

### CLOAKROOM/WC

Low level wc, vanity unit wash hand basin with cupboard below, double glazed window, extractor fan, ceiling downlighters, chrome finished towel warmer/radiator, wood laminate flooring.

### THROUGH SITTING ROOM

26'5 x 11'8 (8.05m x 3.54m) max. Into bay with double glazed windows, double glazed French window to the rear garden deck, squared opening to chimney breast with inset cast iron log burner on slate hearth, three radiators, cornice, and picture rail.

### KITCHEN (Rear)

13'2 x 10'1 (4.01m x 3.06m) max. Range of fitted base and wall cabinets incorporating inset stainless steel sink unit with mixer tap, granite work surfaces, integral cooker of electric double oven/grill and gas hob with extractor hood over, dishwasher, washing machine and microwave, radiator, ceiling downlighters, double glazed window overlooking the rear garden, glazed double doors to the living dining room.

### LIVING DINING ROOM

18'9 x 11' (5.72m x 3.35m) max. Double glazed double doors to the rear garden, ceiling downlighters, radiator, wood laminate flooring.

## FIRST FLOOR

### LANDING

Staircase balustrade, cornice, picture rail, access to the loft room, with fold-down ladder, light oak internal doors to all rooms.

### MASTER BEDROOM 1 (Rear)

18'2 x 11' (5.54m x 3.35m) max. With walk in wardrobe/closet, double glazed window, radiator, double doors to the en-suite.

### EN-SUITE WETROOM/WC

'Limestone' tiled flooring, built-in chrome shower, vanity unit wash hand basin and low level wc, part tiled walls in 'limestone', chrome ceiling downlighters and extractor fan, chrome finished towel warmer/radiator, double glazed window.

### BEDROOM 2 (Front)

14'2 x 11'6 (4.31m x 3.49m) max. Into bay with double glazed windows, radiator and cornice.

### BEDROOM 3 (Rear)

11'7 x 11'3 (3.52m x 3.42m) max. Double glazed window, radiator and cornice.

### BEDROOM 4 (Front)

7'2 x 6'6 (2.18m x 1.98m) max. Double glazed window, radiator, cornice, dimmer light switch.

### BATHROOM

Comprises contemporary white and chrome suite of shaped panelled spa bath with electric shower over, vanity unit wash hand basin with cupboard below, low level wc, ceiling downlighters, cornice, extractor fan, double glazed window, chrome finished towel warmer/radiator.

### LOFT ROOM

15'3 x 14'5 (4.64m x 4.39m) max. Double glazed Velux skylights, eaves storage, ceiling downlighters, staircase balustrade with fold-down ladder to the landing.

## OUTSIDE

### GARAGE

Detached concrete section garage with double timber doors to the front, single timber door to the rear (no car access).

### GARDENS

Well enclosed rear garden enjoying a southerly aspect laid to lawn with raised deck and patio, security nightlighting, cold water tap, side gate to the front, not directly overlooked, boundary fencing of timber panels and concrete posts. Indian stone flagged hardstanding to the front.

### TENURE:

We have been advised by the present owners 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 by the present owners that the Council Tax Band is C. All enquiries to Stockport MBC.

### ENERGY PERFORMANCE CERTIFICATE

The current Energy Efficiency rating is band 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

