



11, Hillcrest Road, Offerton,
Stockport SK2 5QJ

Modern c1998 four bed, two bath detached occupying corner plot at the mouth of this small, select cul-de-sac of similar types on Nursery Close. No onward chain.

Guide Price: £



SUMMARY:

Modern c1998 four bed, two bath, detached occupying corner plot at the mouth of this small, select cul-de-sac of similar types on Nursery Close. Some updating will be necessary but great scope to improve to one's own taste and needs. GFCH (2023 boiler), double glazing. Briefly comprises hall, cloakroom/wc, 18' sitting room, interconnecting dining room, playroom (converted from integral garage), kitchen, utility room, master bedroom (fitted) with en-suite shower/wc, three further bedrooms and bathroom/wc with shower. Well enclosed rear garden with SE aspect. Wide hardstanding for several vehicles to front. **Immediate vacant possession is available with no onward chain.**

GROUND FLOOR

ENTRANCE HALL

4.47m x 2.06m (14'8" x 6'9") max. Double glazed and leaded front door, radiator, staircase to first floor.

CLOAKROOM/WC

1.68m x 1.07m (5'6" x 3'6") max. Low level wc, wash hand basin, double glazed window, radiator, extractor fan.

SITTING ROOM (FRONT)

5.59m x 3.53m (18'4" x 11'7") max. Into bay with double glazed windows, two radiators, cornice, fireplace with inset electric fire, glazed double doors to dining room.

DINING ROOM (REAR)

3.53m x 3.2m (11'7" x 10'6") max. Double glazed double doors to rear garden, radiator.

PLAYROOM (FRONT)

5.26m x 2.49m (17'3" x 8'2") max. (Converted from integral garage and would easily convert back if required), double glazed window, radiator, wall light points, cornice, cupboard (housing new gas CH boiler and cold water supply).

KITCHEN (REAR)

3.38m x 3.05m (11'1" x 10'0") max. Range of base and wall cabinets incorporating one and a half bowl sink unit with mixer tap, integral cooker of electric oven/grill and gas hob with extractor hood over, plumbed for automatic dishwasher, work surfaces with tiled wall backs, radiator, double glazed window overlooking rear garden, ceiling downlighters, squared opening to utility room.

UTILITY ROOM

2.9m x 1.57m (9'6" x 5'2") max. Base and wall cabinets, work surfaces with tiled wall backs, stainless steel sink unit with mixer tap, radiator, CH programmer, plumbed for automatic washing machine, double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to loft space, radiator.

BEDROOM 1 (FRONT)

4.57m x 4.11m (15'0" x 13'6") max. Fitted wardrobes, overhead cupboards and dressers, bedside wall light points, double glazed window, radiator, door to en-suite.

EN-SUITE

2.46m x 1.73m (8'1" x 5'8") max. Shower cubicle, vanity unit wash hand basin with cupboard below, low level wc, radiator, double glazed window, tiled walls, extractor fan.

BEDROOM 2 (REAR)

3.53m x 2.95m (11'7" x 9'8") max. Double glazed window, radiator.

BEDROOM 3 (FRONT)

3.43m x 2.64m (11'3" x 8'8") max. Into wardrobes with mirrored, sliding doors, two double glazed windows, radiator, bulkhead cupboard.

BEDROOM 4 (REAR)

2.9m x 2.64m (9'6" x 8'8") max. Double glazed window, radiator.

BATHROOM (REAR)

2.36m x 2.03m (7'9" x 6'8") max. Panelled bath with shower over, vanity unit wash hand basin with cupboard below, low level wc, tiled walls, double glazed window, extractor fan, radiator.

OUTSIDE

GARDENS

Well enclosed rear garden with south easterly aspect, laid to lawn with border, concrete flagged patio and paths, timber shed, cold water tap, timber and concrete post boundary fencing, timber gate to side and access to front. Front with wide tarmaced driveway/hardstanding for a number of motor vehicles, dwarf brick boundary wall with wrought iron gates to side, planted beds to front and side.

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 E. All enquiries to Stockport Metropolitan Borough Council.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Efficiency Rating 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

