



8, Shady Oak Road, Offerton,
Stockport SK2 5HY

Link-detached one/two bed bungalow with elevated southerly views to rear. Enjoys cul-de-sac location on the fringe of this most popular residential development off Marple Road.

Guide Price: £



SUMMARY:

Link-detached one/two bed bungalow with elevated southerly views to rear. Enjoys cul-de-sac location on the fringe of this most popular residential development off Marple Road. GFCH and double glazing. Briefly comprises hall, L-shaped kitchen, dining room open to enlarged 21' sitting room (formerly 11' sitting room and 10' bedroom 2 and would easily convert back), conservatory, inner hall, bedroom 1 (robed), shower room/wc and washroom/wc. Rear porch and utility room. Attached garage with double-width driveway. Hard landscaped gardens front and rear with southerly aspect to rear. Immediate vacant possession is available with no onward chain.

GROUND FLOOR

HALL

1.65m x 1.47m (5'5" x 4'10") max. Plus built-in cloaks/storage cupboard, radiator, double glazed front door, open archway to kitchen, door to living room.

KITCHEN

4.06m x 3.3m (13'4" x 10'10" narrowing to 5'2") max. 'L' shaped with range of base and wall cabinets incorporating one and a half bowl stainless steel sink unit with mixer tap, work surfaces with tiled wall backs, integral electric cooker of oven/grill, microwave and hob with extractor hood over, integral dishwasher and freezer, two double glazed windows, radiator.

DINING ROOM

3.48m x 3.3m (11'5" x 10'10") max. Radiator, wood laminate flooring, open plan to sitting room, door to inner hallway, double glazed door to rear porch and utility.

SITTING ROOM

6.38m x 3.48m (20'11" x 11'5") max. (originally sitting room and bedroom 2) double glazed windows and sliding doors to front and to the conservatory at the rear, contemporary fireplace with inset electric fire, two radiators, wood laminate flooring. Would easily convert back to original layout.

CONSERVATORY (REAR)

4.47m x 3.23m (14'8" x 10'7") max. Lean-to conservatory with terrazzo tiled floor, radiator, wall light points, double glazed full height window and sliding patio door to rear garden, access to and front sitting room and bedroom.

INNER HALL

2.82m x 1.57m (9'3" x 5'2") max. Storage/linen cupboard.

BEDROOM 1 (REAR)

4.5m x 3.3m (14'9" x 10'10") max. Fitted wardrobes and dresser unit, bedside reading lights, radiator, wood laminate flooring, double glazed full height window and sliding door to conservatory at rear.

SHOWER ROOM/WC

1.98m x 1.63m (6'6" x 5'4") max. Step-in shower cubicle, pedestal wash hand basin, low level wc, tiled walls and floor, double glazed window, chrome towel warmer/radiator.

SEPARATE SECOND WC

1.65m x 1.24m (5'5" x 4'1") max. Low level wc, vanity unit wash hand basin with cupboards below, double glazed window, tiled walls and floor, radiator.

REAR PORCH (REAR)

2.36m x 0.91m (7'9" x 3'0") max. Internal door to utility and garage, double glazed door and window to rear garden, tiled floor.

UTILITY ROOM (REAR)

2.34m x 1.42m (7'8" x 4'8") max. Plumbed for automatic washing machine, work surface, shelving, wall mounted gas CH boiler, tiled floor, internal doors to rear porch and rear of attached garage.

OUTSIDE

GARAGE

5.38m x 2.46m (17'8" x 8'1") max. Attached brick garage with metal up and over door, gas and electricity meters and electricity consumer unit, power and light, internal door to bungalow.

GARDENS

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 D. 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.

