



5, Hartland Close, Offerton  
Stockport SK2 5BB

Well appointed and extended c1930's two bed semi-detached in this well established residential area off Marple Road/Offerton Lane; close to schools and park.

Guide Price: £



## SUMMARY:

Well appointed and extended c1930's two bed semi-detached in this well established residential area off Marple Road/Offerton Lane; close to schools and park. Improved in recent years including the refitting of the bathroom and kitchen, renewal of the roof covering and the hard landscaping of the gardens. Benefits from contemporary decoration and the installation of gas fired central heating, double glazing and security alarm system. Briefly comprises hall, living room, dining kitchen, two bedrooms (master fitted) and bathroom/wc with shower. Well enclosed patio garden to the rear with gazebo and, to the front, a double-width block-paved driveway providing hardstanding for two motor vehicles.

## GROUND FLOOR

### ENTRANCE HALL

1.27m x 1.02m (4'2" x 3'4") max. Double glazed composite front door, meter cupboard, staircase to first floor, glazed panelled door to sitting room.

### SITTING ROOM (FRONT)

5.87m x 4.14m (19'3" x 13'7" narrowing to 10'7") max. Double glazed window, contemporary living flame gas fire, wood laminate flooring, two radiators, understairs cloaks/storage cupboard (housing gas CH boiler), glazed panelled door to:-

### DINING KITCHEN (REAR)

3.66m x 3.61m (12'0" x 11'10") max. Range of contemporary fitted base and wall cabinets incorporating one and a half bowl stainless steel sink unit with mixer tap, solid beechwood work surfaces and breakfast bar, integral cooker of electric double oven/grill and five ring gas hob with extractor hood over, plumbed for automatic washing machine, double glazed Velux skylight, double glazed windows and double doors to rear garden, ceiling downlighters, radiator.

## FIRST FLOOR

### LANDING

Double glazed window.

### BEDROOM 1 (FRONT)

4.22m x 2.97m (13'10" x 9'9") max. Into fitted wardrobes, two double glazed windows, radiator, bulkhead cupboard.

### BEDROOM 2 (REAR)

2.79m x 2.03m (9'2" x 6'8") max. Plus door recess, double glazed window, radiator, pendant fanlight, access to loft space (with fold-down ladder, boarded and electric light).

### BATHROOM (REAR)

1.91m x 1.75m (6'3" x 5'9") max. Contemporary white and chrome suite of panelled bath with electric shower over, vanity unit wash hand basing with cupboard below, low level wc, tiled walls and floor, double glazed window, chrome towel warmer/radiator, ceiling downlighters.

## OUTSIDE

### GARDENS

Well enclosed c45' patio garden. Concrete flagged with timber summerhouse, cold water tap, security nightlight, timber and concrete post boundary fencing. Timber to side. Block paved, double-width hardstanding to front.

### 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 A. 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

