



20 Leyburne Road, Offerton, Stockport, SK2 6BA

Offers over £365,000



Welcome to Leyburne Road in Offerton. A Beautifully Presented Three-bedroomed Extended semi-detached home set over three floors, nestled away on a quiet but popular cul-de-sac in Offerton, boasting Excellent Transport Links and an Array of Amenities nearby.

In brief, the accommodation comprises: Entrance through double doors into a small vestibule, and through into a welcoming entrance hallway, with storage space below the stairs. To the front lies a cozy and tastefully appointment Living Room, perfect for a family where you can all relax at the end of a long day. To the rear is a Fantastic Open-Plan Kitchen Diner, with Modern Kitchen Units, a free-standing Range cooker, breakfast bar, Ample Dining Space, access to the adjoined Garage and Patio Doors leading out to the Enclosed Rear Garden. Stairs lead from the hallway to the first floor landing, where you will find two Spacious Double Bedrooms, a Large Third Single Bedroom, and a Gorgeous Modern Family Bathroom, complete with standalone bath and separate shower cubicle. There are stairs which lead to the Second Floor, which boasts more storage space and a Fantastic Office/ playroom with velux window.

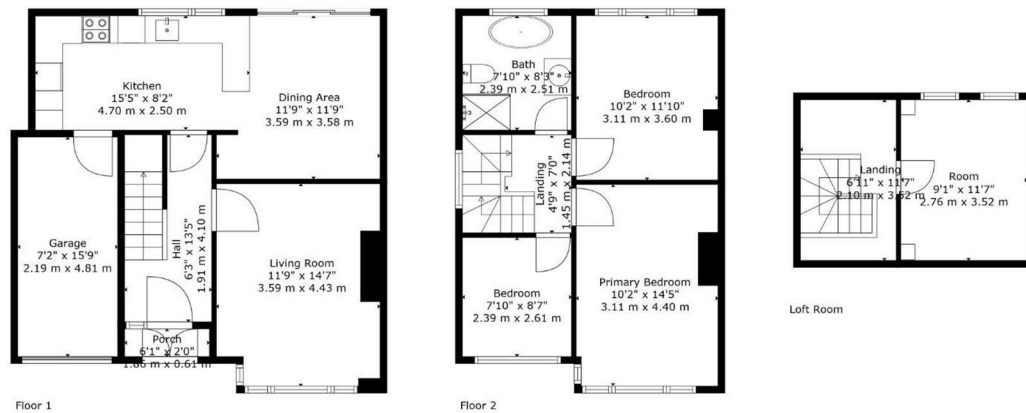
Externally, the property benefits from Off-Road Parking via a tarmacked driveway with an attached single garage and a Beautifully Tended Lawned Garden with Patio Area to the rear, perfect for entertaining.

Tenure: Freehold
Council Tax Band- D
EPC Grade- D

This property can be reserved. Please contact Property One on 0161 511 5339 for more information.

- **Perfect Family Home**
- **Situated on Quiet Cul-de-Sac**
- **Large Open Plan Dining Kitchen**
- **Three Generous Bedroom**
- **Enclosed Lawned Garden**

- **Capacious Semi-Detached Property**
- **Off-Road Parking via Driveway**
- **Separate Lounge**
- **Loft Room/ Home Office**
- **Extremely Sought After Location**

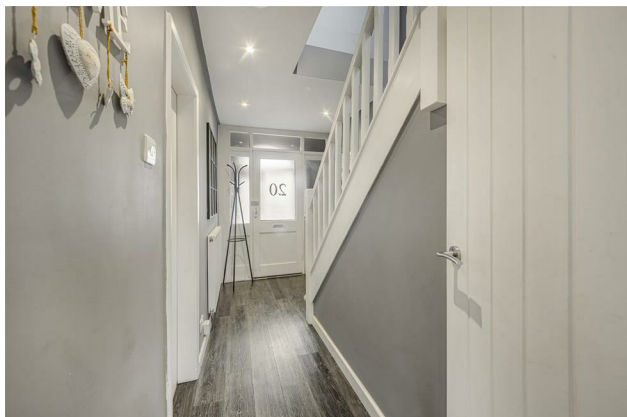


TOTAL: 1071 sq. ft, 100 m²
 FLOOR 1: 507 sq. ft, 47 m², FLOOR 2: 471 sq. ft, 44 m², LOFT ROOM: 93 sq. ft, 9 m²
 EXCLUDED AREAS: PORCH: 12 sq. ft, 1 m², GARAGE: 113 sq. ft, 11 m², LOW CEILING: 96 sq. ft, 9 m²,
 WALLS: 144 sq. ft, 13 m²
 Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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