



snapes



6 Richards Street, Woodford – SK7 1AT
£475,000

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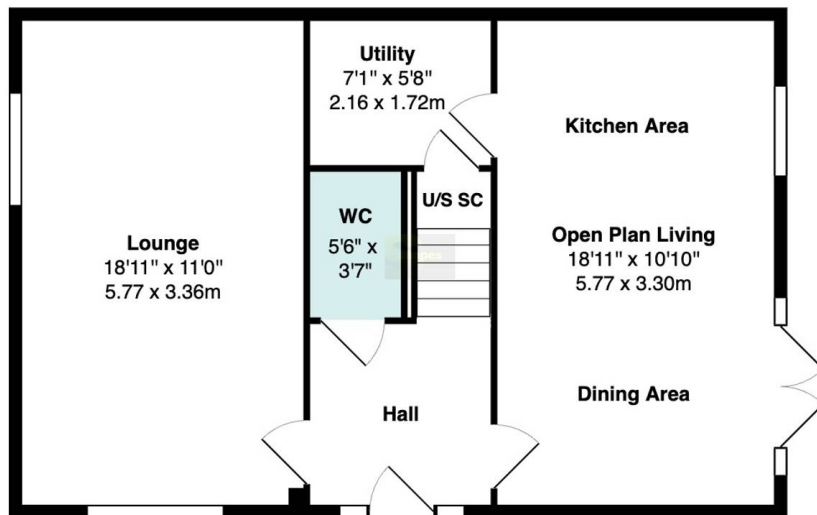
Woodford, Stockport

Once inside the home the entrance hallway offers access to a downstairs WC (See photo) which is fitted with a contemporary suite. Adjacent to the downstairs toilet there are stairs leading to the first floor gallery landing with under-stairs storage accessed via the separate utility room. Back via the entrance hall, you have access to the main spacious lounge which boasts dual aspect via windows to the front and side aspect. This spacious lounge has a simple shape, allowing for a range of potential configurations. Via the opposite side of the hallway you have access to the open plan family dining kitchen which has two areas; the first of which is the dining section, with ample space for a dining table plus direct access to storage space beneath the breakfast dining bar and access to the rear garden via double patio doors.

Then you have the kitchen area (See photo) which is fitted with a range of base and eye level units, incorporating fitted appliances such as induction hob and double over, plus sink and drainer. Space saving and practical features have been added within the units such as the pull out storage draw system where the fridge freezer used to be. The fridge (not fitted) is now located in the separate utility room as this has allowed for a much larger fridge to be used and in the utility room you will also find there is plumbing for a washing machine, space for a dryer and another sink, plus storage shelves, making this a very practical extra for the home.

Upstairs the benefits to this charming home continues, with 3 good size bedrooms on offer all of which can be accessed via a surprisingly spacious gallery landing! The main bedroom has access to its own modern ensuite shower room (see photos) and has a range of fitted bedroom furniture including wardrobes to one wall. The second bedroom also has fitted wardrobes, with the third bedroom currently used as an occasional bedroom with homework / office space. The main bathroom also has a modern contemporary suite fitted (see photos) and finished off the stylish and well presented accommodation brilliantly.

Ground Floor
Approximate Area: 558 ft² ... 51.8 m²



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Important - Please visit our website and click on the "Material Information" link for more detailed and important information about the property and surrounding area.

Notes:

The service charge mentioned below is for the upkeep of the communal areas around the development which includes space directly outside the front of this home.

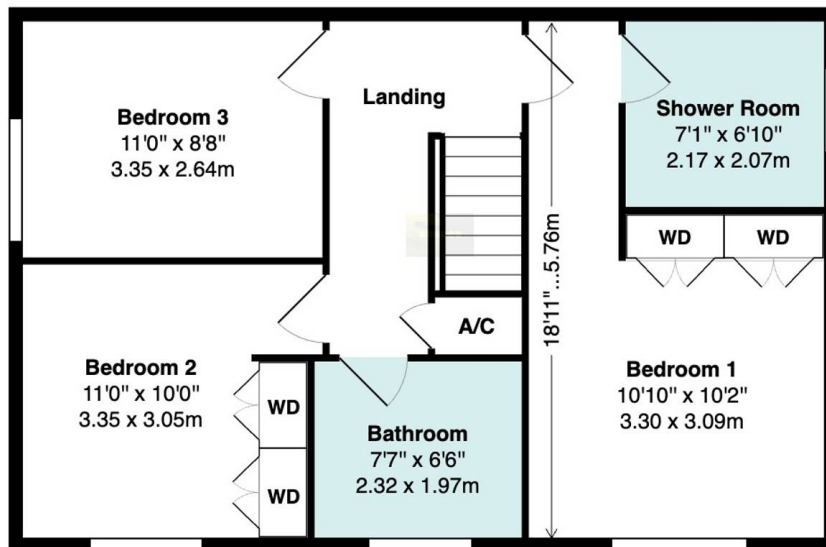
Buying on any new development may mean there is some disruption whilst current and or future phases are being built. We advise all buyers to consult with their solicitors to ensure the relevant searches have been carried out so you can make an informed decision before committing to exchange of contracts.

1. **Tenure:** Freehold
2. **Service Charge:** £300 Per Annum.

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First Floor

Approximate Area: 557 ft² ... 51.8 m²





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