



Turncroft Lane | Offerton | SK1 4BN

EDWARD  
mellor





## Features

- Stunning 2 Bedroom Period Terraced
- 2 Reception Rooms
- Superbly Fitted Kitchen & Bathroom
- Delightful Lawned Gardens
- Useful Cellars

A truly exceptional and incredibly deceptive 2 bedroom period terraced which combines the perfect blend of period charm and character with a "Chic and stylish interior and simply must be viewed. This stunning home is a perfect acquisition for a First Time Buyer looking for a "turn key home"

and is situated in a popular residential location adjacent to Woodbank Park. The spacious interior is set over 3 floors including useful cellars and 2 separate formal reception rooms whilst externally there is a walled garden frontage and excellent sized lawn garden to the rear which is perfect for

outdoor entertaining. In addition, there is a superbly fitted and integrated kitchen and attractively fitted 3 piece bathroom suite whilst the property also benefits from UPVC double glazing and gas central heating. Viewing essential.



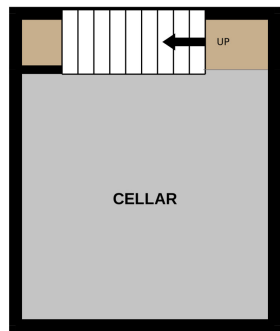


Turncroft lane is situated in the heart of Offerton and is within walking distance of local shopping facilities, good public transport links and picturesque Woodbank Park which is ideal for dog walking and recreation. The accommodation on offer briefly comprises : Front living room, inner hallway with stairs to the first floor, separate dining room which also provides access to the useful cellars and a superbly fitted kitchen. To the first floor, a landing leads to 2 good size bedrooms and an attractively fitted 3 piece family bathroom suite. There is a good size garden frontage which provides additional privacy whilst to the rear are fabulous size gardens which are mainly laid to lawn and provide the ideal space for outdoor entertaining and social gatherings.

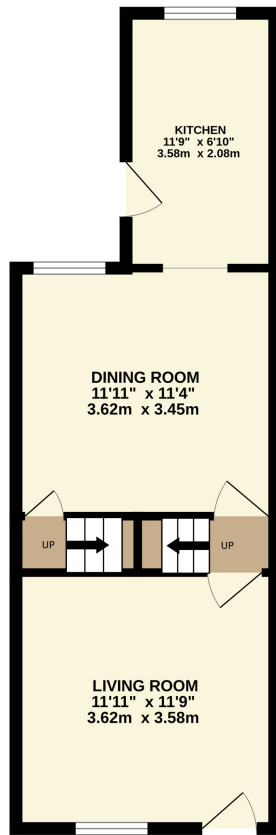
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

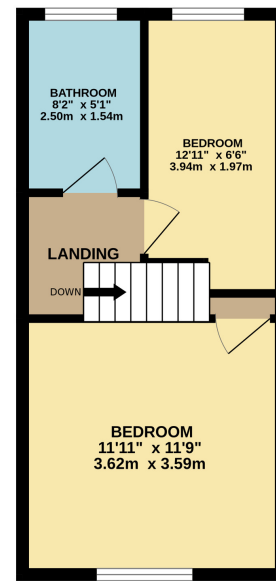
**BASEMENT**  
169 sq.ft. (15.7 sq.m.) approx.



**GROUND FLOOR**  
383 sq.ft. (35.6 sq.m.) approx.



**1ST FLOOR**  
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 sq.m.) approx.

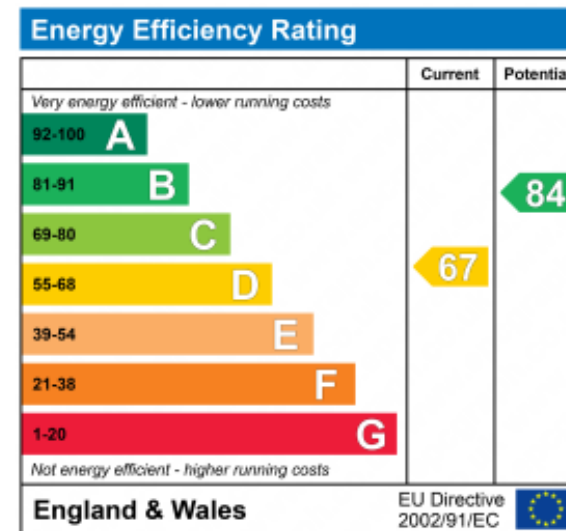
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## Important Information

- Council Tax Band: A
- Tenure: Freehold

## EPC Rating



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