



Warren Lea, Compstall. SK6 5HP

A beautifully presented FOUR bedroom detached family home situated in an enviable location on the edge of Etherow Country Park boasting spacious, flexible accommodation, landscaped gardens, driveway and detached garage. The property is beautifully presented and much improved by the current owners, with recently fitted carpets and flooring throughout the entire property. Briefly, the property comprises: entrance porch, lounge with window affording views towards Etherow Country Park, dining room and modern fitted kitchen. There is a large ground floor bedroom which is currently used as a family room with patio doors leading out to the conservatory. There is a ground floor shower room and a utility area and separate WC. To the first floor there are three bedrooms and family bathroom suite.

Asking Price £495,000



LIVING ROOM

14' 4" x 12' 9" (4.37m x 3.88m)



CONSERVATORY

12' 10" x 8' 9" (3.91m x 2.66m)



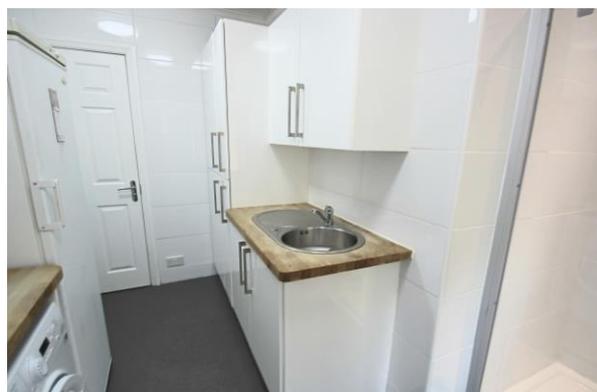
FITTED KITCHEN

12' 10" x 10' 7" (3.91m x 3.22m)



UTILITY ROOM

10' 3" x 6' 4" (3.12m x 1.93m)



DINING ROOM

11' 5" x 11' 2" (3.48m x 3.40m)



FAMILY BATHROOM

9' 2" x 6' 10" (2.79m x 2.08m)



BEDROOM / FAMILY ROOM

15' 6" x 10' 2" (4.72m x 3.10m)



MASTER BEDROOM

16' 10" x 8' 9" (5.13m x 2.66m)



BEDROOM

11' 3" x 9' 4" (3.43m x 2.84m)

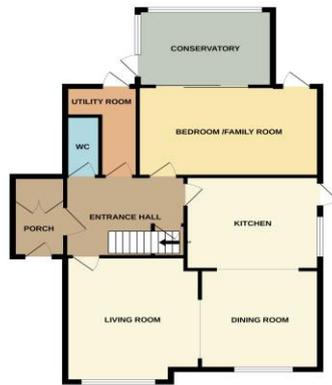


BEDROOM

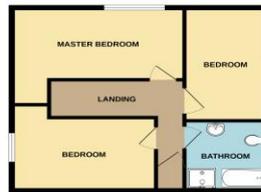
13' 7" x 7' 11" (4.14m x 2.41m)



GROUND FLOOR
955 sq ft (88.7 sq.m.) approx.



1ST FLOOR
507 sq ft (47.1 sq.m.) approx.



TOTAL FLOOR AREA: 1462 sq ft (135.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, the measurements of rooms, fixtures, fittings and appliances are for approximate use only and do not constitute a contract. The buyer should verify the measurements and check the position of the fixtures, fittings and appliances in person before completion. The seller accepts no liability for any errors or omissions in this floorplan.





Thomas Lardner Estate Agents, which is a trading name of Stockport Residential Ltd, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) all measurements are approximate and any plans provided are not to scale; (2) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract; (3) we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for purpose; (4) solicitors should confirm moveable items described in these particulars are, in fact, included in the sale since circumstances change during marketing or negotiations.

T709 Printed by Ravensworth 01670 713330



Thomas Lardner Estate Agents
4 The Precinct, Romiley, Stockport, Cheshire SK6 4EA
0161 494 5136
enquiries@thomaslardner.com
www.thomaslardner.com