



Goyt Valley Road
Stockport, SK6 2LQ

Offers over £190,000

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Home Estate Agents are delighted to offer for sale this two bedroom semi detached house situated on a good sized plot and benefits from NO VENDOR CHAIN. This property boasts an extended layout, providing ample room for daily activities and entertaining guests. The added usable loft space is a versatile bonus, creating living space over three floors. Nestled in a sought-after area, this home is conveniently located close to local schools, ensuring easy access for families with children. Nearby shops provide convenient amenities, and commuter links make transportation a breeze. The proximity to a play park adds an extra appeal for families with young children. **Viewing Highly Recommended**

In brief the accommodation comprises of: Porch, hall, dining room, kitchen, lounge, office and conservatory to the ground floor. Two double bedrooms and family bathroom to the first floor. Usable loft space to the second floor. Garden to the front, which can be used to provide convenient off road parking. Enclosed garden to the rear.

GROUND FLOOR

Entrance Hall

Door to side, double glazed window to side, double glazed window to front, door to:

Hall

Radiator, stairs to first floor, doors to:

Dining Room 14'6" x 10'0" (4.42m x 3.05m)

Double glazed window to front, radiator, open plan to:

Kitchen 14'6" x 6'0" (4.42m x 1.83m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge, freezer and cooker, double glazed window to front.

Lounge 10'2" x 20'0" (3.11m x 6.09m)

Radiator, door to storage cupboard, French doors leading to conservatory, door to:

Office 8'2" x 6'0" (2.48m x 1.83m)

Double glazed window to rear, radiator.

Conservatory

Double glazed windows to sides, French doors leading out to rear garden.

FIRST FLOOR

Landing

Double glazed window to front, stairs to second floor, door to cupboard which houses the boiler, doors to:

Bedroom 1 10'9" x 11'0" (3.28m x 3.35m)

Double glazed window to front, radiator.

Bedroom 2 12'9" x 10'0" (3.89m x 3.05m)

Double glazed window to rear, radiator, door to storage cupboard.

Bathroom

Three piece suite comprising bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to rear, heated towel rail.

SECOND FLOOR

Loft Room 2'0" x 16'11" (0.61m x 5.16m)

Two double glazed velux windows to front, radiator.

OUTSIDE

Front garden which is used as convenient off road parking. Enclosed good sized garden to the rear, with shed supplied with power and lighting.

DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes

only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

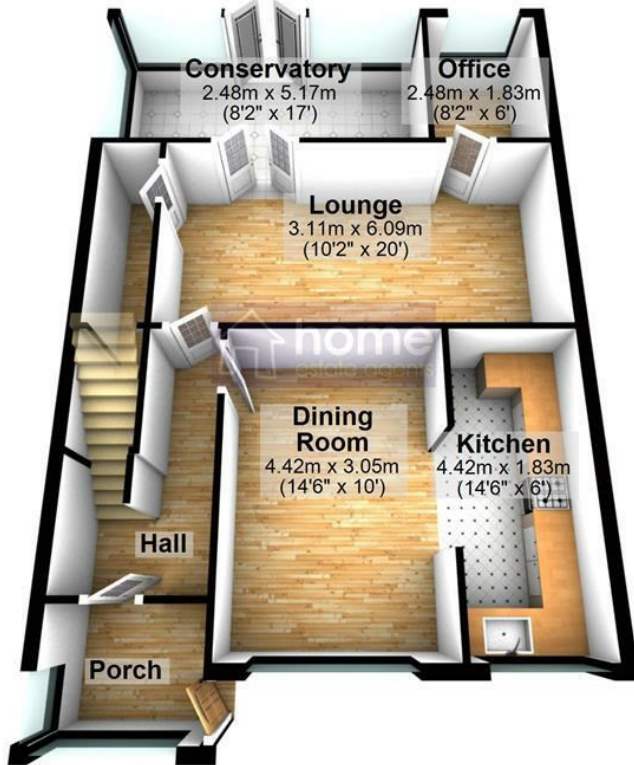
Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Ground Floor

Approx. 74.3 sq. metres (799.5 sq. feet)



First Floor

Approx. 38.1 sq. metres (409.8 sq. feet)



Second Floor

Approx. 16.7 sq. metres (179.9 sq. feet)



Total area: approx. 129.1 sq. metres (1389.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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