



## Eyam Grove, Stockport,

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 4 |  2 |  3

£425,000



## Property Details

# Eyam Grove, Stockport,

A property that certainly has the WOW factor !!!

Without the benefit of an internal inspection it would be simply impossible to fully appreciate this stunning semi-detached house. Extended, modernised and presented to an impeccable standard the level of attention to detail is certain to impress the most discerning of viewers.

Check this out !! Ground floor - TWO separate reception rooms, NEWLY fitted kitchen along with utility room and dining area. First floor - THREE bedrooms and NEWLY fitted bathroom suite. Second floor MASTER bedroom with NEWLY fitted en-suite shower room.

Externally ample off road parking along with generous sized garden to the rear. UPVC double glazing along with electric programmable heaters and external EV charging point further complement this stunning home.

## Key Features

- Fabulous extended semi-detached house
- Two separate reception rooms
- Newly fitted kitchen and bathrooms
- Four bedrooms
- Sought after cul-de-sac location
- NO VENDOR CHAIN

### Entrance Hall

Laminate flooring, understairs store cupboard, electric meter cupboard.

### Lounge

3.60m into recess x 4.55m into bay

UPVC double glazed window, programmable electric heater.

### Dining Room

3.15m into recess x 4.26m

UPVC double glazed window, programmable electric heater.

### Kitchen

2.52m x 3.94m

Impressive range of newly fitted wall and base units incorporating work surfaces, single

drainer sink unit with mixer tap, built-in oven, hob, hood, fridge/freezer, dishwasher.

UPVC double glazed window, tiled flooring. programmable electric heater.

### Dining Area

2.27m x 3.09m into recess

Programmable electric heater, tiled flooring, UPVC double glazed doors to outside.

### Utility Room

2.53m x 1.83m

Newly range of fitted units, work surfaces and single drainer sink unit with mixer tap. Plumbing, tiled flooring, gas meter cupboard, water stop tap cupboard. Washing machine and dryer both included.

### First Floor Landing

UPVC double glazed window.

### Bedroom 2

3.63m into recess x 4.63m into recess

Programmable electric heater, UPVC double glazed window.

### Bedroom 3

3.15m into recess x 4.34m

Programmable electric heater, UPVC double glazed window.

### Bedroom 4

2.39m x 2.04m

Programmable electric heater, UPVC double glazed window.

### Bathroom

2.22m x 2.61m

Impressive newly fitted bathroom suite comprising: w.c., panel bath, wash hand basin, walk in shower, part tiled walls, tiled flooring, two UPVC double glazed windows, heated towel rail.

### Second Floor Landing

#### Bedroom 1

3.11m x 5.11m into eaves

Velux double glazed windows, programmable electric heater.

#### En- Suite Shower Room

2.29m x 2.57m into eaves

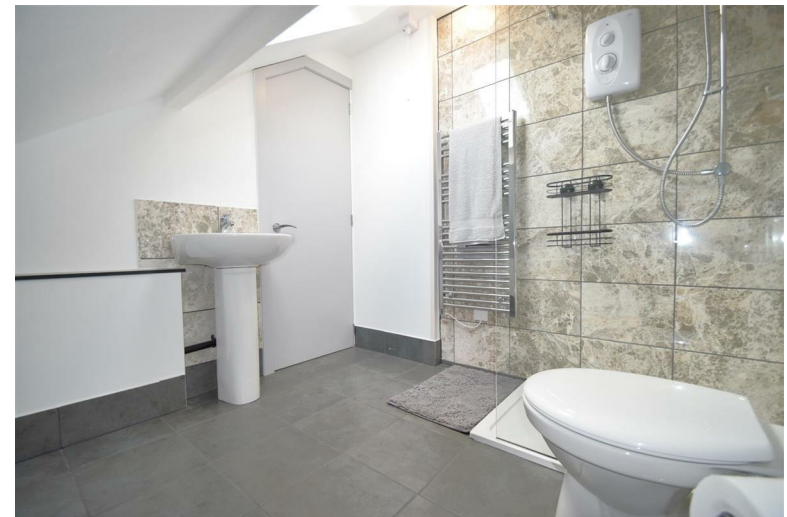
Newly fitted suite comprising: wash hand basin, w.c., walk in shower, part tiled walls, tiled flooring, heated towel rail, velux double glazed sky light window.

### Anti Money Laundering Checks

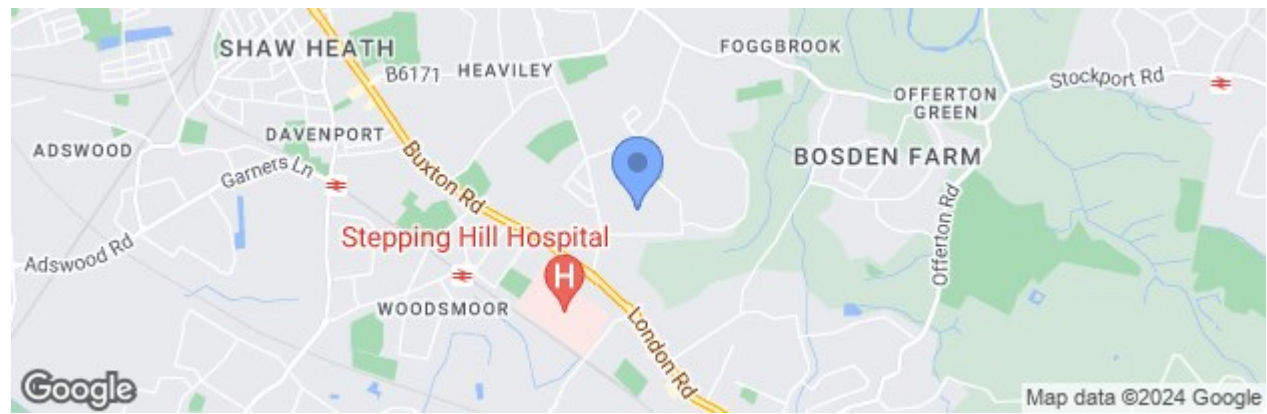
Please be advised that, in accordance with legal requirements and to maintain compliance with Anti-Money Laundering regulations, prospective buyers are obligated to undergo AML checks upon acceptance of their offer for the property listed in this brochure.

These AML checks are a mandatory part of the property transaction process and are designed to prevent and detect potential money laundering activities. The cost associated with each AML check is £30 per applicant, and this fee will be charged to the respective individuals undergoing the checks.

Please note that failure to comply with these AML checks may result in delays or complications in the completion of the property transaction.



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