



## 56 Borth Avenue, Offerton, Stockport, SK2 6AL

Guide Price £325,000

- Spacious Semi Detached Bungalow
- Good Sized Lounge with Spiral Staircase
- Long Imprinted Driveway to Detached Garage
- Two Double Bedrooms and Large Loft Room
- Large Conservatory/Sun Room
- Cul-De-Sac Location
- Recently Refitted Kitchen and Shower Room
- Great Sized Gardens to Front & Rear
- Must Be Viewed



# 56 Borth Avenue, Stockport SK2 6AL

Two Bedroom Semi Detached Bungalow. Large Loft Room Approached by Spiral Staircase. Good Sized Plot. Good Sized Gardens to both the Front and Rear. Long Driveway to Detached Garage. Modern Fitted Kitchen and Shower Room. Large 'P' Shaped Conservatory/Sun Room. Cul-De-Sac Position



Council Tax Band: C



### Entrance Porch

Double glazed entrance door and side panel, tiled floor, door to hallway

### Entrance Hall

'L' shaped hallway. Double glazed door with side panel, laminated flooring, central heating radiator. Doors to lounge, kitchen, bedrooms and shower room

### Lounge

18'0" x 12'0"

Spacious room. Full width patio doors opening onto the conservatory/sun room. Inset log effect electric fire, feature cast iron spiral staircase leading to the loft room. Wall light points, ceiling coving, central heating radiator

### Kitchen

9'8" x 10'3"

Recently refitted kitchen with a range of modern grey fronted units, marble effect work surfaces. Grey single drainer sink unit with mixer tap, cupboard below, further base, drawer and eye level units. Built in Zanussi oven and microwave., Zanussi hob with Zanussi cooker hood over. Brick effect splashbacks. plumbed and access for an automatic washing machine. Double glazed window to the side elevation, double doors to the conservatory/sun room. Laminated flooring

### Conservatory/Sun Room

20'6" x 10'8"

Maximum Measurements.

Spacious 'P' shaped room. Brick based with solid roof. Double glazed windows. Double door and single door giving access to the rear garden. Laminated flooring, two central heating radiators

### Bedroom One

12'0" x 11'9"

Double bedroom, double glazed bay window overlooking the front garden. central heating radiator, laminated flooring. Fitted bedroom furniture comprising two double wardrobes with cupboards over, two wall light points

### Bedroom Two

9'8" x 8'9"

Double bedroom. Double glazed bay window overlooking the front garden, central heating radiator, wall light point, laminated flooring

### Shower Room

6'8" x 6'6"

Recently refitted with contemporary style suite comprising: Large shower cubicle with black tray housing large fixed rainhead shower and attachment. Low level WC and vanity wash hand basin with mixer tap and drawers below. Shaver point, tall bathroom cabinet. Double glazed window with obscure glass to the side elevation, heated towel radiator. Wet wall panel splashbacks

### Outside



### Garage

Detached garage with up and over door

### Front Garden

Open plan lawned front garden.

### Rear Garden

Good sized enclosed rear garden. Paved patio abutting the property, predominantly lawned with well stocked mature plants, flowers and shrubs to borders. Decked patio area to the bottom of the garden. Fenced boundaries and gate to the driveway.

External power pint

### Driveway

Long imprinted driveway running down the side of the property giving multi vehicle off road parking and leading to the detached garage, outside tap

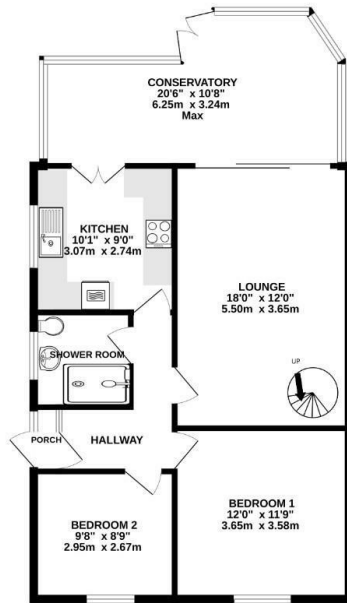




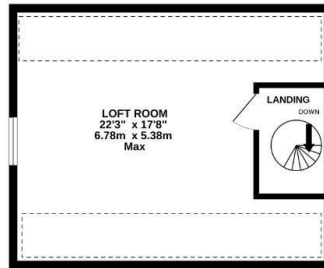




GROUND FLOOR  
824 sq.ft. (76.5 sq.m.) approx.

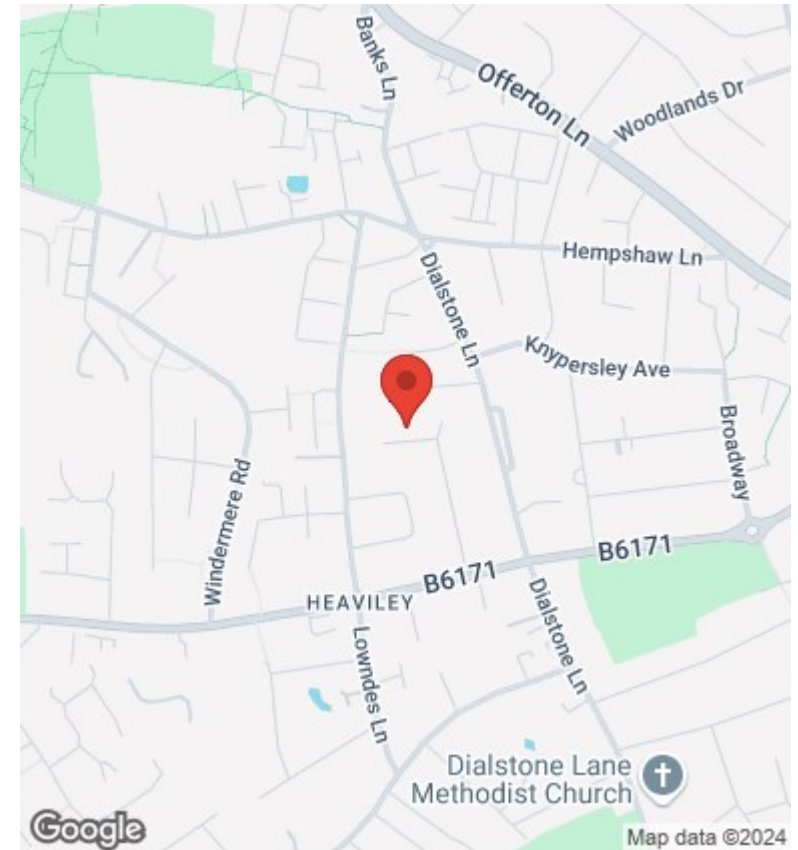


1ST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA - 1207 sq.ft. (112.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are for general information only and no guarantee is given as to their operability or efficiency can be given.  
Made with floorplan 10/2024



## Directions

## Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	