



8 Ranworth Avenue, Heaton Mersey, Stockport, SK4 3DB

Guide Price £370,000

- Traditional Bay Fronted Semi Detached
- Three/Four Bedrooms - Two Bathrooms
- Southerly Facing Rear Garden
- Highly Sought After Location
- Pleasant Gardens to both the Front & Rear
- NO VENDOR CHAIN!
- Extended to Rear
- Off Road Parking and Garage

8 Ranworth Avenue, Stockport SK4 3DB

Traditional Bay Fronted Semi Detached. Highly Sorted After Location. Extension To Rear Providing either EXTRA Reception or Ground Floor Bedroom FOUR. Main Bathroom and Ground Floor Shower Room. Front Garden. Driveway and Garage. Enclosed Southerly Facing Rear Garden. No Vendor Chain. Must Be Viewed.



Council Tax Band: C



Situated in a highly sought after location within a desirable cul-de-sac we bring to the market this traditional three bedroom semi detached property. Offered with gas central heating and double glazed windows the property briefly comprises: Double glazed entrance door with matching side panel, entrance hall with turned staircase to the first floor, dual aspect lounge with door opening onto the rear garden, fitted kitchen with a range of units, The property has been extended to provide an extra down stairs room offering a multitude of uses with double glazed French doors opening onto the rear garden and a downstairs shower room with modern suite. Venturing upstairs to the first floor you will find three bedrooms (two of which offer fitted wardrobes); and the bathroom with coloured three piece suite. Outside to the front is a traditional lawned garden with plants and shrubs to borders along with a paved driveway providing off road parking and leading to the garage. To the rear is an enclosed Southerly facing rear garden with an abundance of mature plans and shrubs along with lawned and patio areas.

Offered with no vendor chain!

Entrance

Canopied entrance, double glazed entrance door and side panel

Entrance Hall

Stairs to first floor with understairs storage, central heating radiator, doors to lounge and kitchen.

Reception

20'0" x 11'6"

Maximum measurements into bay.

Dual aspect room, double glazed bay window to the front elevation, double glazed windows with central door giving access to the rear garden. Fireplace housing coal effect gas fire, two central heating radiators, ceiling coving

Kitchen

10'8" x 7'1"

Maximum measurements.

Kitchen with a range of units, in high gloss white comprising: White single drainer

stainless steel sink unit with mixer tap, cupboard below, further base, drawer and eye level units. Glass fronted display cabinet. Slot in gas cooker. Wall mounted Glowworm boiler. Double glazed window to the rear garden. Plumbed and access for an automatic washing machine. Door to handy pantry with shelving. Door to morning room/bedroom

Morning Room/Bedroom

11'7" x 7'9"

Double glazed window to the side elevation, double glazed French doors giving access to the rear garden. Central heating radiator. Door to shower room

Shower Room

7'8" x 3'6"

Ground floor shower room with modern white suite comprising: Walk in shower cubicle with Redring shower, vanity wash hand basing with mixer tap and cupboard below, low level WC. Partly tiled walls, chrome heated towel radiator.

First Floor

Stairs and Landing

Loft access hatch, double glazed window to half landing, doors to all first floor rooms

Bedroom One

11'6" x 11'5"

Maximum measurements. Into bay and into wardrobes

Double glazed bay window to the front elevation, central heating radiator, bank of fitted wardrobes housing clothes hanging rails and shelving. Picture rail

Bedroom Two

11'5" x 8'4"

Maximum measurements, into robes.

Double glazed window overlooking the rear garden. Bank of fitted wardrobes housing clothes hanging rails and shelving. Central heating radiator, picture rail

Bedroom Three

7'1" x 6'4"

Maximum measurements.

Double glazed window to the front elevation. Double wardrobe over bulkhead.
Central heating radiator

Bathroom

Coloured three piece bathroom suite comprising: Panelled bath, low level WC and pedestal wash hand basin. Double glazed windows to the side and rear elevation, built in airing cupboard housing cylinder, central heating radiator

Outside

Front Garden

Lawned front garden with well stocked borders housing number plants, flowers and shrubs. Paved driveway providing off road parking

Rear Garden

Pleasant fully enclosed rear garden. Lawned areas with well stocked borders and flower beds housing an abundance of plants, flowers and shrubs. Paved patio area abutting the property and pathways around the garden. Fenced boundaries. Outside tap

Garage

14'8" x 8'0"

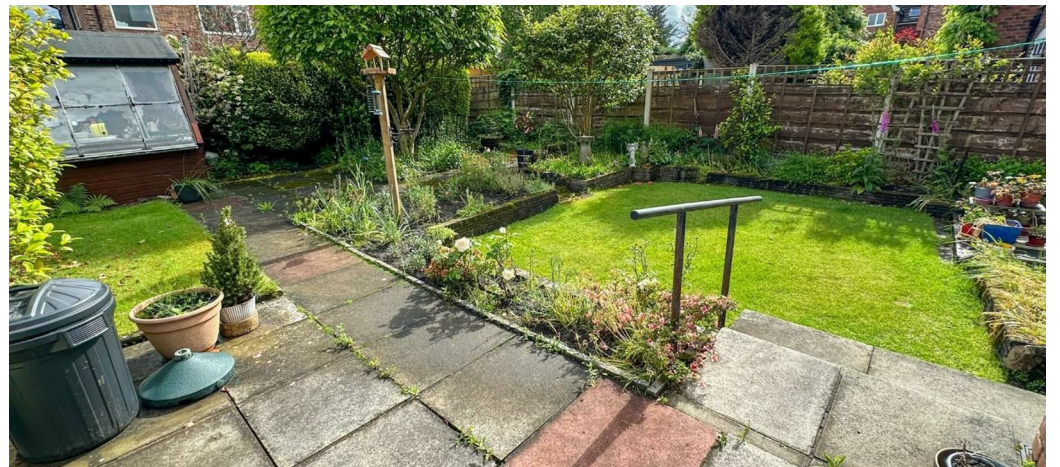
Up and over door. Suitable for a smaller sized car.

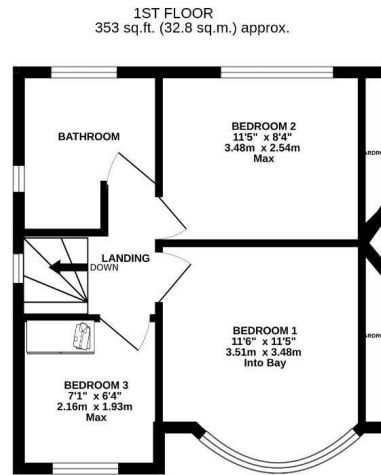
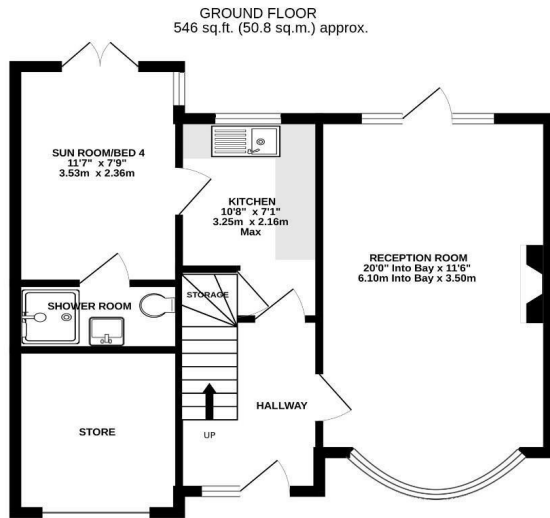
PLEASE NOTE

Probate has just been applied for (May 2024). It may take several months to obtain the Grant of Probate.

A sale can not exchange or complete until probate has been granted

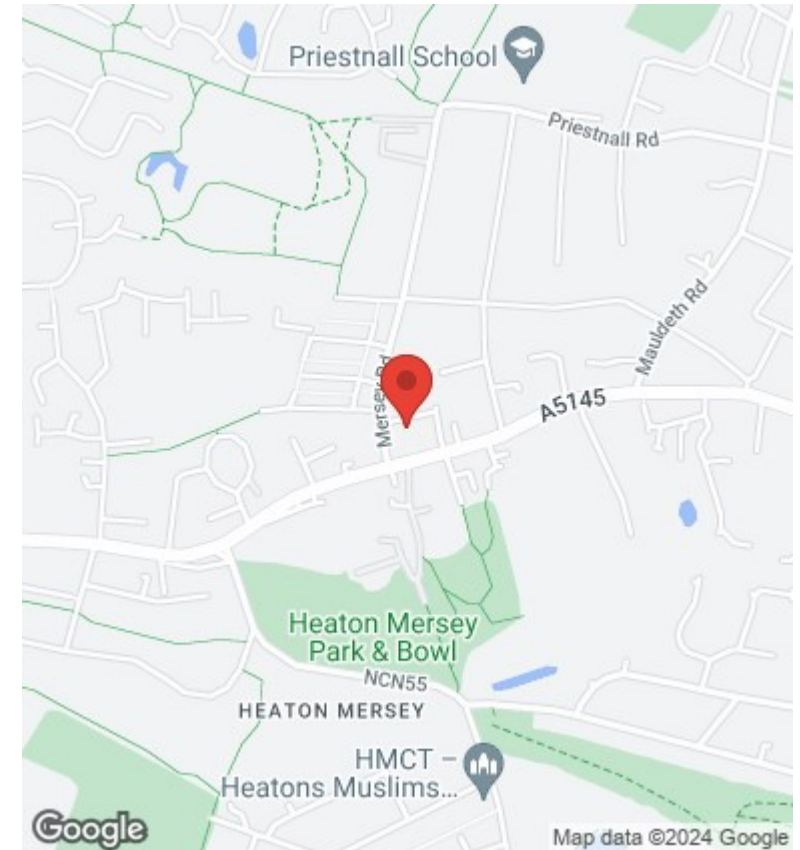






TOTAL FLOOR AREA : 899 sq.ft. (83.5 sq.m.) approx.

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		80
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	