



27 Boddens Hill Road, Heaton Mersey, Stockport, SK4 2DG

Guide Price £480,000

- Well Presented and Extended Accommodation
- Three Double and One Single Bedrooms
- Tastefully Decorated Throughout
- Large Edwardian Style Conservatory
- Dining Room open to the Kitchen
- Sought After Location

# 27 Boddens Hill Road, Stockport SK4 2DG

Delightful four bedroom detached with extended family sized accommodation. Tastefully decorated and well presented throughout. Modern kitchen open to dining room. Large Edwardian style conservatory. Off road parking and enclosed rear garden. Must Be Viewed

 4  1  2  D

Council Tax Band: E



We are pleased to offer for sale this delightful and deceptively spacious detached home offering four bedrooms - three of which are doubles. The property is well presented and tastefully decorated throughout and has been extended to provide generous family sized accommodation and enjoys a large Edwardian style conservatory. Briefly comprising: Entrance porch, hallway, lounge, dining room open to kitchen and large conservatory. Upstairs are three double and one single bedrooms along with a family bathroom. Off road parking is providing by the block paved driveway to the front and to the rear is an enclosed predominantly lawned garden. This property must be viewed to fully appreciate everything it has to offer.

#### Porch

Double glazed sliding doors and window to porch, tiled floor, double glazed door and side panel to hallway

#### Entrance Hall

15'5" x 5'7"

Laminated flooring, stairs with open balustrade to the first floor, understairs storage cupboard. Semi glazed doors to lounge, dining room and kitchen, central heating radiator

#### Lounge

23'4" x 10'8"

Well presented spacious lounge, feature fireplace housing contemporary style pebble effect living flame gas fire. Double glazed window to the front elevation, double glazed French doors to the rear opening on to the conservatory, large central heating radiator, wall light points

#### Conservatory

Large 'P' shaped Edwardian style double glazed conservatory with French doors and

single door to rear garden. Well presented room, laminated and carpeted flooring, two wall light points, ceiling fan light

#### Dining Room/Kitchen

25'6" x 14'8"

Open plan 'L' shaped room 25'6" to 8'3" x 14'8" to 7'9"

Dining Room with laminated flooring, double glazed window to the front elevation, central heating radiator, breakfast bar divide to Kitchen with a range of units comprising: Bowl and a half single drainer stainless steel sink unit with mixer tap, cupboard below, further base, drawer and eye level units, glass fronted display cabinet and larder unit.

Plumbed and access for a large Range style cooker (not included) with stainless steel splashback and cooker hood above. Plumbed and access for an automatic washing machine and dishwasher (appliances not included). Cupboard housing Worcester boiler. Work surfaces with tiled splashbacks. Double glazed window overlooking the rear garden with tiled sill, door to conservatory

#### FIRST FLOOR

#### Stairs and Landing

Open balustrade to stairwell, loft access hatch, doors to all rooms

#### Bedroom One

23'4" x 7'9"

Well presented dual aspect double bedroom with double glazed windows to the front and rear elevation and two Velux windows. Two central heating radiators

#### Bedroom Two

12'7" x 9'9"

Further double bedroom, double glazed window to the front elevation, central heating radiator, large free standing wardrobe with sliding doors housing clothes hanging rails and shelving.

### Bedroom Three

10'2" x 9'9"

Further double bedroom, tastefully decorated nursery. Double glazed window to the rear elevation, central heating radiator

### Bedroom Four

9'5" x 6'6"

Good sized single bedroom, double glazed window to the front elevation, central heating radiator, shelving over bulkhead

### Bathroom

Modern white three piece suite comprising: Vanity wash hand basin with waterfall mixer tap and cupboard below, Low level WC; panelled bath with mixer tap and Triton shower over, shower screen, tiled splashbacks and floor, double glazed window with obscure glass to the rear elevation, chrome heated towel radiator.

### OUTSIDE

#### Front Garden

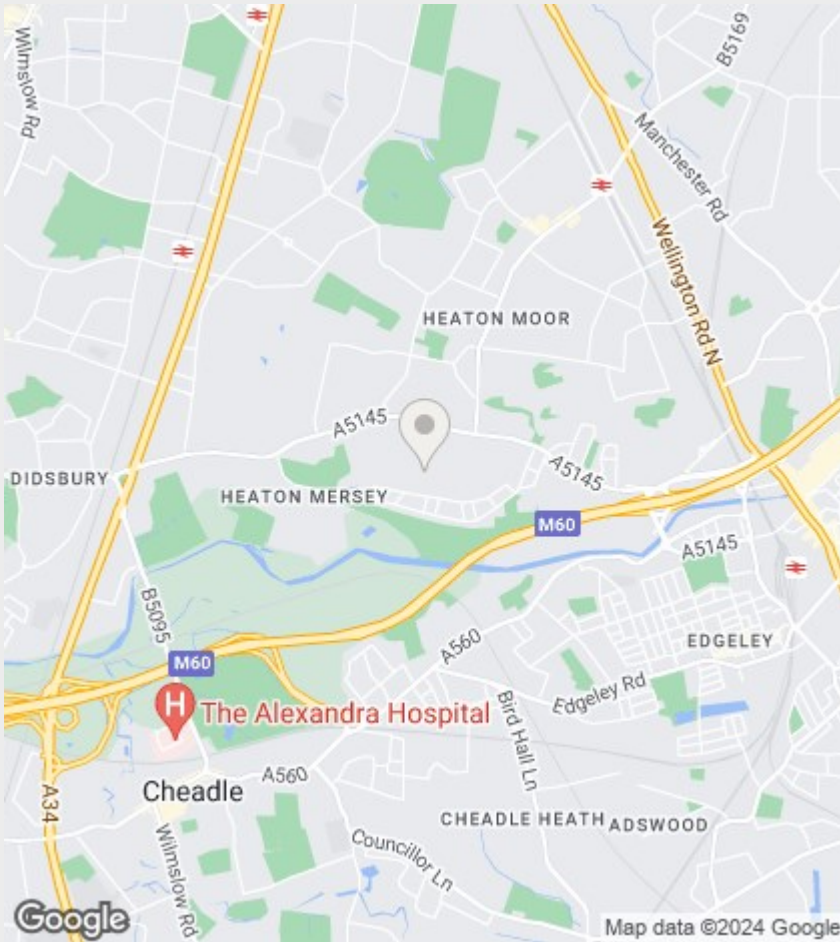
Block paved with a decorative pattern driveway providing off road parking for several cars. Raised flower bed housing shrubs to boundary, gate to side giving access to the rear garden.

#### Rear Garden

Enclosed rear garden, paved patio abutting the property with steps around the house. Raised lawned garden with plants, flowers and shrubs to borders. Garden shed, fenced boundaries. Outside tap







## Directions

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

