



12 St. Martins Avenue, Heaton Norris, Stockport, SK4 2JF

Guide Price £450,000

- Three Bedroom Extended Detached
- Large Southerly Facing Rear Garden
- Well Presented Throughout
- Modern Bathroom with Bath & Shower
- Fully Integrated Kitchen with Granite Tops
- Much Scope for Further Extension
- Two Separate Receptions
- Attached Garage with Vaulted Ceiling

12 St. Martins Avenue, Stockport SK4 2JF

Well Presented Detached Family Home. Large Southerly Facing Rear Garden. Extended Fully Integrated Kitchen with Granite Work Surfaces. Two Receptions. Three Bedrooms. Bathroom with Bath and Separate Shower. Large Attached Garage with Vaulted Ceiling. Much Potential for Extension. **MUST BE VIEWED**



Council Tax Band: D



Situated in a sought after location with in a large plot, Joules are delighted to bring to the market this delightful detached family home which hasn't been on the market for over 40 years. The property has been well looked after and much improved by the current vendors who have extended the kitchen and installed a quality fully integrated kitchen with feature granite work surfaces along with a modern bathroom with separate bath and shower cubicle.

Although in greater detail below, the property briefly comprises: Entrance porch, hallway, lounge with feature fireplace and bay window, separate dining room with feature fireplace and patio doors to the rear garden, and the aforementioned breakfast kitchen. On the first floor there are three bedrooms, the two main double bedrooms are fitted with a range of bedroom furniture and even the good sized single bedroom has a large fitted cupboard. The bathroom is aimed for families with a separate WC and a modern bathroom suite with bath and shower cubicle.

Outside to the front is a good sized garden, which is predominantly lawned and has access around both sides of the property. A driveway leads to the attached garage with vaulted ceiling.

Last, but by no means least is a superb Southerly facing large rear garden with numerous lawned areas, well stocked flower beds and patio area.

Porch

Entrance porch with double glazed and leaded double doors with matching side panels.

Entrance Hall

Double glazed entrance door with obscure glass and matching side panels. Stairs to first floor with open balustrad, central heating radiator, coving ceiling, Georgian style semi glazed doors to lounge, dining room and kitchen.

Lounge

12'3" x 12'3" plus bay

Well presented reception with double glazed box bay window, feature marble fireplace and hearth housing coal effect gas fire. Ceiling coving, central heating radiator

Dining Room

11'5" x 10'2"

Double glazed patio doors opening onto the rear garden,

feature fireplace housing coal effect gas fire, central heating radiator, ceiling coving.

Breakfast Kitchen

19'0" x 7'3"

Extended and fully fitted kitchen with a comprehensive range of modern units and integrated appliances. Briefly comprising: Attractive granite work surfaces incorporating breakfast bar area with upstands and matching window sills. Inset stainless steel double bowl sink with swan neck mixer tap. Stainless steel five ring gas hob with stainless steel splashback and double width cooker hood over. Built in double fan assisted oven and grill, built in Baumatic microwave. Integrated dishwasher, integrated fridge/freezer. Good range of base, and drawer units incorporating pull out racking unit and bottle rack. Two double glazed windows overlooking the rear garden, one to the side elevation. Double glazed door to side elevation. Chrome heated towel radiator. Door to understairs pantry with shelving. Courtesy door to garage.

First Floor

Stairs and Landing

Turned staircase with open balustrade to first floor. Double glazed window with obscure glass to the side elevation, loft access hatch, door to all first floor rooms

Bedroom One

12'3" x 12'3" plus bay

(measurements into robes) Principle bedroom with a bank of floor to ceiling fitted robes housing, clothes hanging rails, shelving and drawer units. Matching drawer and cupboard unit to bay. Central heating radiator. Double glazed box bay window to the front elevation.

Bedroom Two

11'4" x 10'2"

(measurements into robes) Further double bedroom with a range of fitted floor to ceiling furniture comprising: Fitted wardrobes housing clothes hanging rails, and shelving, fitted bedhead with bridging unit cupboards over. Dressing table area with cupboards to side. Double glazed window overlooking the rear garden, central heating radiator

Bedroom Three

8'8" x 6'8" inc bulkhead

Double glazed window to the front elevation, sliding door

fronted built in cupboard over bulkhead. Central heating radiator

Bathroom

Modern three piece bathroom suite comprising: Panelled bath with side mounted mixer tap, Shower cubicle with fixed rainhead shower and hand held attachment. Vanity wash hand basin with mixer tap and cupboard below. Majority tiled walls, chrome heated towel radiator. Double glazed window with obscure glass to the rear elevation.

Separate WC

White low level WC. double glazed window with obscure glass to the rear elevation

Outside

Garage

16'2" x 9'0"

Attached garage with vaulted ceiling, courtesy door to the kitchen. Double glazed window with obscure glass to the side elevation. Plumbed and access for an automatic washing machine, space for a tumble dryer, worktop over. Up and over door to the front elevation

Front

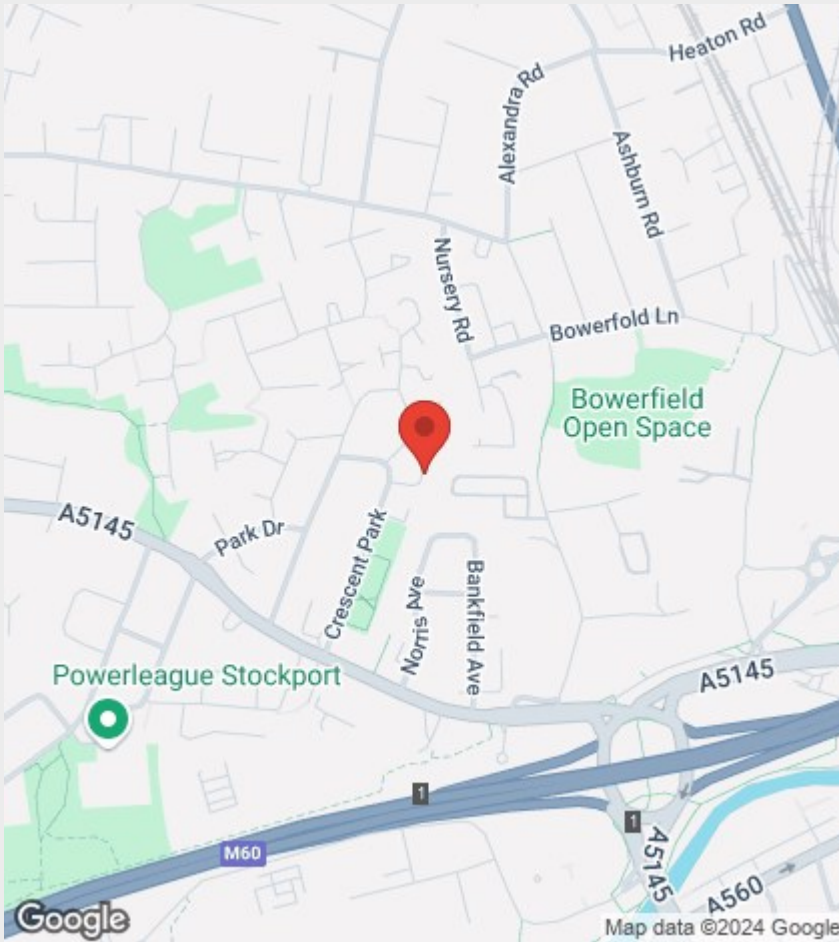
Good sized lawned front garden with plants and shrubs to borders, lawn continues around the side elevation. Driveway providing off road parking and leading to the garage. Fencing and gates to both side elevation.

Rear and Side

Delightful, large and fully enclosed predominantly lawned Southerly facing rear garden. Well stocked with numerous plants flowers and shrubs. Paved patio area to the side elevation and abutting the property. Outside tap, fenced and hedged boundaries. Garden shed







Directions

Viewings

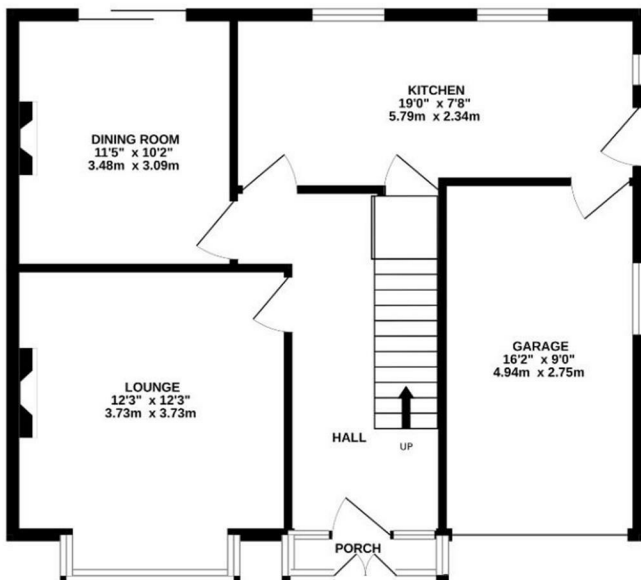
Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

EPC Rating:

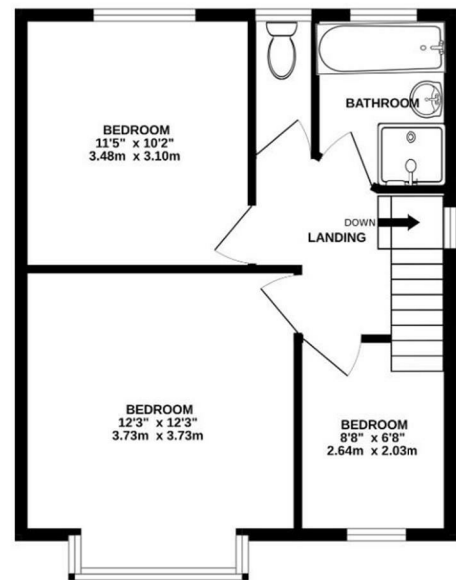
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			80
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
706 sq.ft. (65.6 sq.m.) approx.



1ST FLOOR
484 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 1190 sq.ft. (110.5 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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