



## 7 Boddens Hill Road, Heaton Mersey, Stockport, SK4 2DG

Guide Price £450,000

- Extended Detached with Spacious Accommodation
- Breakfast Kitchen and Utility
- Off Road Parking and Large Garage
- 4 Bedrooms and 2 Bathroom + Cloak Room
- Through Reception & Sitting Room to Conservatory
- Gardens to the Front & Rear Elevation

# 7 Boddens Hill Road, Stockport SK4 2DG

Larger than Average Extended Accommodation. Through Lounge/Dining Room. Sitting Room open to Conservatory. Breakfast Kitchen & Utility. Family Bathroom, Separate Shower Room and D/S Cloak Room. Driveway to Large Garage. Gardens to the Front and Rear

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Council Tax Band: E



Joules are pleased to bring to the market this much extended four bedroom detached family home. Priced to sell, this property briefly comprises: Entrance porch, hallway, spacious lounge open to dining room, folding doors lead to a sitting room which is also open to a double glazed conservatory with feature stained and leaded glass windows. There is a good sized breakfast kitchen with space for a small table and chairs, a utility room and a downstairs cloak room with modern two piece suite.

Venturing upstairs you will find three good sized double bedrooms and single bedroom. Being a family sized home this property also offers a family bathroom with corner bath and a separate shower room - both of which have modern white suites.

Outside to the front is a driveway providing off road parking and leading to the larger than average garage and a lawned garden with plants and shrubs. A gate to the side elevation leads to the enclosed rear garden with paved patios, lawn and mature well stocked borders. All in all this is a perfectly sized family home in a sought after location - just waiting for a perfect family !

#### Porch

6'9" x 3'5"

Double glazed porch, tiled floor.

#### Entrance Hall

Feature entrance door with bespoke stained and leaded glass panels, obscure window to the side. Central heating radiator, doors to reception, and kitchen. Door to understairs storage cupboard.

#### Lounge/Dining Room

10'7" x 23'3"

Spacious through room. Double glazed window to the front elevation. Hole in the wall coal effect gas fire with marble hearth and surround. Central heating radiator, tri-folding doors to sitting room

#### Sitting Room/Conservatory

16'7" x 10'7" to 9'1"

Open plan room. Sitting area with bi-folding doors to kitchen. Open to double glazed conservatory with feature stained and leaded glass top windows. two wall light points, two central heating radiators

#### Breakfast Kitchen

15'0" x 9'6"

Comprehensively fitted with a good range of units comprising: bowl and a half single drainer sink unit with mixer tap, cupboard below, further base, drawer, and eye level units. glass fronted cabinets and open display shelving. Slot in gas cooker. Double glazed window and door to the rear garden. Central heating radiator. Work surfaces with tiled splashbacks. Plumbed and access for a dishwasher. Space for a fridge/freezer. Karndean flooring. Inset downlighting, door to utility. Space for small table and chairs.

#### Utility

9'0" x 4'9"

Range of base, drawer and eye level units. Single drainer stainless steel sink unit. Plumbed and access for an automatic washing machine, space for a tumble dryer. Door to cloakroom, courtesy door to garage.

#### Cloak Room

5'6" x 4'9"

Modern two piece suite in white comprising: Low level WC and vanity wash hand basin with mixer tap and cupboards below, tiled splashback. Wall mounted Worcester boiler. Double glazed window with obscure glass to the rear elevation, chrome heating towel radiator. Loft access hatch.

#### First Floor

##### Stairs and Landing

Spacious landing. Doors to all first floor rooms, Open balustrades to stairwell. Loft access hatch

##### Bedroom One

16'7" x 10'4"

Large double bedroom, double glazed window overlooking the rear garden, central heating radiator

##### Bedroom Two

13'2" x 10'4"

Double bedroom, double glazed window to the front elevation, central heating radiator

##### Bedroom Three

13'8" x 8'0" plus robe

Double bedroom, double glazed window to the front elevation, central heating radiator

Built in wardrobe measuring approximately 4'5" x 2'9" housing clothes hanging rails and shelving

### Bedroom Four

9'8" x 6'1" inc bulkhead

Double glazed window to the front elevation, central heating radiator. Fitted storage over bulkhead with shelving

### Family Bathroom

10'8" x 6'0"

Modern refitted family bathroom in white comprising: Corner bath with mixer tap, shower over with fixed rainhead and attachment. Curved shower screen. Low level WC, pedestal wash hand basin with mixer tap. Double glazed window with obscure glass and secondary glazed splashback to shower area. Tiled splashbacks, louvre fronted cupboard. chrome heated towel radiator. Mirror fronted bathroom cabinet, shaver point. Inset lighting. Karndean flooring

### Shower Room

8'0" x 7'2" to 5'8" max

Refitted shower room with modern white suite comprising: double width shower, low level WC and pedestal wash hand basin with mixer tap. Tiled splashbacks. Double glazed window with obscure glass to the rear elevation. Chrome heated towel radiator, shaver point, mirror fronted bathroom cabinet, louvre fronted cupboard. Karndean flooring

### Outside

#### Integral Garage

17'0" x 8'7"

Larger than average garage with up and over door to the front elevation, courtesy door to the rear. Power and light.

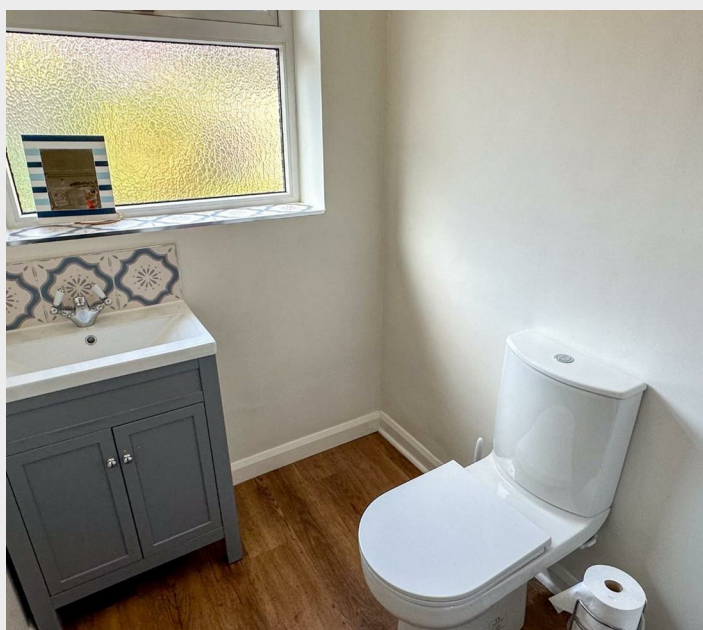
#### Front Garden

Lawned front garden with plants and shrubs.

Driveway providing off road parking for two vehicles and leading to the attached garage. Gate to the side elevation giving access to the rear garden

#### Rear Garden

Enclosed rear garden with paved patio area abutting the property and further patio area to the bottom of the garden. Well stocked borders with an abundance of flowers, plants and shrubs. Fenced boundaries, outside tap to side elevation







## 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

