



11 Ellesmere Road North, Heaton Chapel, Stockport, Cheshire, SK4 4QQ

Guide Price £490,000

- Extended Well Presented Family Home
- Outhouse in the rear Garden
- Modern White Three Piece Bathroom

- Loft conversion providing 4th Bed with En-suite
- Extended Quality Kitchen with Granite Work Surfaces
- Spacious Extended Living/Family Room

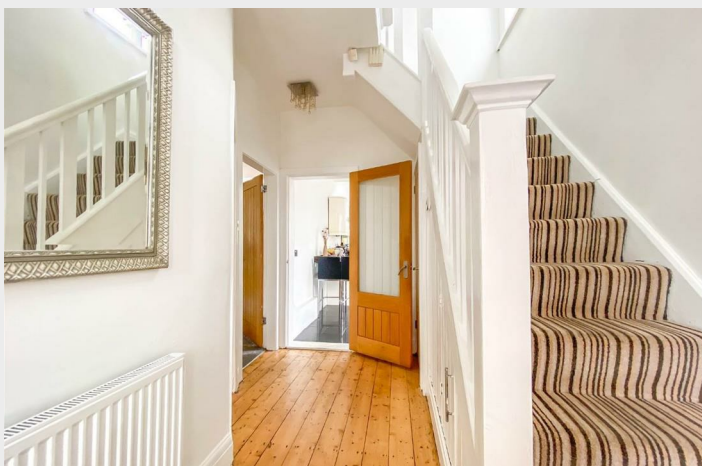


# 11 Ellesmere Road North, Stockport SK4 4QQ

Much Improved & Extended Four Bed Semi. Spacious Extended Living/Family Room. Luxury Fitted Breakfast Kitchen with Granite Work Surfaces. Popular Location. Modern Bathroom with White Suite. Loft Conversion providing Fourth Bedroom and En-Suite. Block Paved Off Road Parking. Enclosed Rear Garden.

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Council Tax Band: C



Joules are delighted to offer for sale this much extended and improved four bedroom semi detached home. Situated in a sought after location the property briefly comprises: Entrance porch, hallway, cloakroom, lounge with large bay window, extended dining/living room and extended fitted kitchen with integrated appliances and granite worksurfaces.

On the first floor are two double and one good sized single bedroom along with the bathroom with white suite. A further staircase takes you to the second floor where you will find the fourth bedroom with en-suite. Outside to the front and side is block paving providing off road parking for numerous vehicles, to the rear is an enclosed rear garden with three room summerhouse/office. Must be viewed to fully appreciate this amazing family home.

#### Entrance Porch

6'4" x 1'9"

Double glazed porch with double doors and side panels, arched skylight over. Tiled floor, double glazed stained and leaded entrance door with side panels and skylight over giving access to the hallway.

#### Entrance Hall

Exposed floorboards, open balustrade to staircase, central heating radiator, oak doors to all rooms. Understairs storage

#### Cloak Room

Modern white two piece suite comprising Low level WC and vanity wash hand basin with mixer tap and cupboard below. Double glazed window with obscure glass to the side elevation. Wall mounted mirror, extractor fan

#### Front Lounge

13'0" x 10'0"

Double glazed bay window, arched central heating radiator, feature wooden fireplace housing cast iron fire with tiled sides and hearth. Stripped floorboards, ceiling coving

#### Living/Dining Room

22'4" x 11'5" max

Extended and spacious room. Double glazed French doors with side panels giving access to the rear garden. Feature wooden fireplace housing coal effect gas fire with

chrome surround. Two central heating radiators, two double glazed roof windows

#### Kitchen

18'5" x 7'7"

Extended kitchen with a comprehensively range of units in high gloss white comprising: Inset stainless steel sink unit with mixer tap, cupboard below, further range of base, drawer and eye level units incorporating glass fronted display cabinets and larder cupboards. Extensive granite work surfaces and upstands. Inset Neff stainless steel five ring gas hob, integrated cooker hood over. Neff electric oven with microwave over. Integrated fridge/freezer, cupboard housing Worcester boiler. Plumbing and access for an automatic washing machine. Granite breakfast bar. Central heating radiator, double glazed window and door to the side elevation, further double glazed window overlooking the rear garden, double glazed roof window. Attractively tiled floor

#### First Floor

##### Stairs and Landing

Turned staircase to the first floor, double glazed window to half landing, oak doors to all first floor rooms, further turned staircase to second floor

#### Bathroom

Modern three piece bathroom suite in white comprising: 'P' shaped bath with mixer tap, fixed rain-head shower with hand held attachment, shower screen. Low level WC; Floating wash hand basin with mixer tap. Chrome heated towel radiator, double glazed window with obscure glass to the front elevation. Panelled ceiling with inset downlighting

#### Bedroom One

12'5" x 11'8"

Double bedroom. Bank of floor to ceiling fitted bedroom furniture comprising one triple and one double wardrobe housing clothes hanging rails and shelving, dressing table area with mirrored back and cupboards over. Double glazed window to the rear elevation, central heating radiator

#### Bedroom Two

13'0" x 10'2" max

Further double bedroom. Bank of floor to ceiling fitted bedroom furniture comprising one double and one single



wardrobe housing clothes hanging rails and shelving. Dressing table area with mirrored back, cupboards over. Central heating radiator

### Bedroom Three

8'9" x 7'9"

Double glazed windows to both the side and rear elevation, central heating radiator

## Second Floor

### Stairs and Landing

Turned staircase with open balustrades. Landing with door giving access to eave storage

### Bedroom Four

11'2" to 8'5" x 7'8" to 3'5"

Restricted head height

'L' shaped room maximum measurements into

restricted height 11'2" to 8'5" x 7'8" to 3'5"

Dormer double glazed window to rear, double glazed roof window with blind. Central heating radiator. Space for a double bed and desk area. Door to en-suite

### En-Suite

Modern three piece suite comprising: Shower cubicle, wash hand basin with mixer tap and low level WC. Extractor fan

## Outside

### Outside Front

Block paved driveway proving off road parking, double gates to the side elevation

### Side and Rear Garden

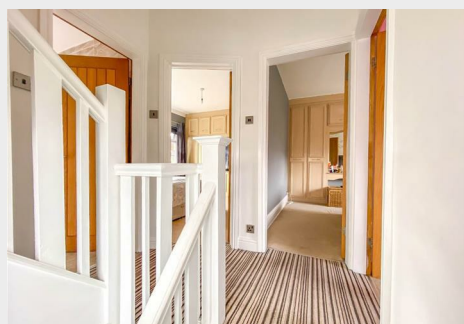
Block paving continued from the front to the side elevation and leading to the detached annex. Lawned area with plants, flowers and shrubs to borders. Paved patio area abutting the property. Outside tap.

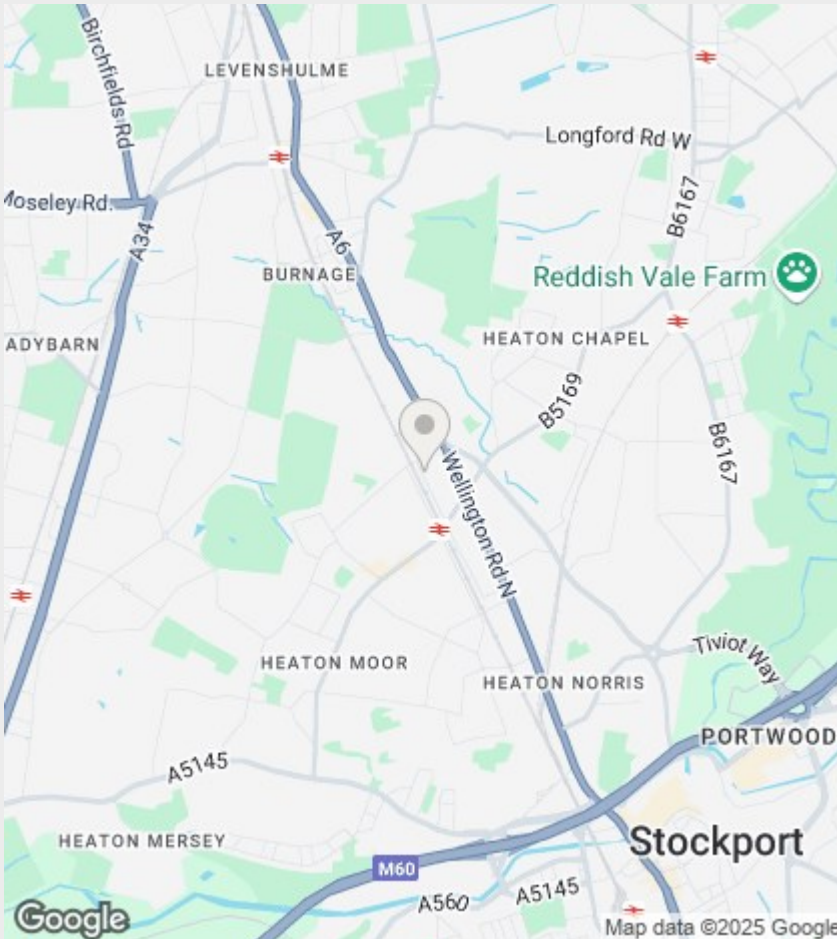
### Outhouse

Divided into three separate rooms









## Directions

## Viewings

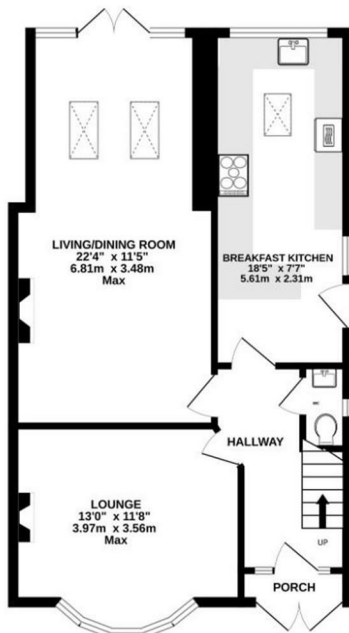
Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

## EPC Rating:

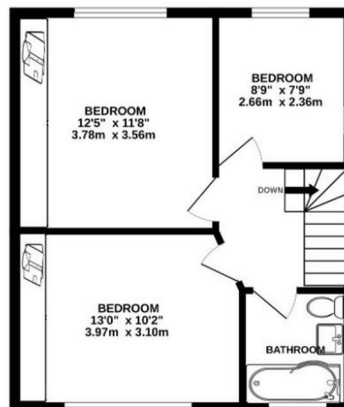
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>	65	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

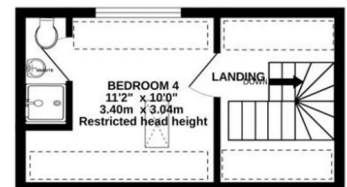
GROUND FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



2ND FLOOR  
181 sq.ft. (16.8 sq.m.) approx.



TOTAL FLOOR AREA: 1217 sq.ft. (113.0 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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