



## 23 Sandringham Drive, Heaton Mersey, Stockport, SK4 2DE

Offers Around £400,000

- Well Presented Throughout Family Home
- Spacious Through Lounge/Dining Room
- Large Conservatory to Rear
- Modern Fully Fitted Integrated Breakfast Kitchen
- Bedrooms with a Range of Bedroom Furniture
- Gardens to Front and Rear
- Refitted Shower Room with Contemporary Suite
- Block Paved Driveway Providing Off Road Parking
- Must Be Viewed

# 23 Sandringham Drive, Stockport SK4 2DE

Well Presented Family Home. Modern Fully Fitted Integrated Breakfast Kitchen. Recently fitted Shower Room with Contemporary Suite. Spacious Lounge/Dining Room with Feature Fireplace. Two Bedrooms with Bedroom Furniture. Spacious Conservatory. Ground Floor Cloak Room. Gardens to Front and Rear. Off Road Parking. Sought After Location. Must be Viewed.

 3  1  1  D

Council Tax Band: D



#### Entrance

Open Canopy with tiled step to entrance door

#### Hallway

Double glazed entrance door with leaded glass insert with matching side panel. Attractively presented reception hallway, tiled floor, central heating radiator, stairs with open balustrade to first floor, doors to lounge/diner, breakfast kitchen and under stairs.

#### Open Plan Lounge/Dining Room

23'4" x 11'0"

Spacious through room with large double glazed window to the front elevation and double glazed French doors with side panels to the rear. Feature timber fireplace with marble hearth and back housing coal effect living flame gas fire with chrome surround. Central heating radiator, internal leaded window to kitchen, ceiling coving

#### Conservatory

14'0" x 10'4"

Large double glazed brick based Victorian style conservatory. Double doors opening onto the rear garden. Ceiling light with fan.

#### Breakfast Kitchen

14'5" x 8'3"

Comprehensively fitted kitchen with a good range of modern units with integrated appliances comprising: Bowl and a half single drainer stainless steel sink unit with mixer tap, cupboard below, further base, drawer and eye level units. Built in Zanussi stainless steel four ring gas hob, stainless steel chimney style cooker hood over. Zanussi fan assisted double oven and grill. Integrated separate fridge and freezer. Electrolux dishwasher. Contoured work surfaces incorporating breakfast bar area, tiled splashbacks. Under unit display lighting. Tiled floor, double glazed window overlooking the rear garden, double glazed door opening onto the rear garden. Central heating radiator

#### Under Stairs Storage

Door from hallway providing handy under stairs storage. Low head height door giving courtesy door access to the inner hall.

#### Inner Hall

Accessed from the former garage. Door to Cloak room and low height door to under stairs storage, laminated flooring

#### Cloak Room

6'9" x 3'3"

Modern two piece suite comprising Low level WC and vanity wash hand basin with cupboard below. Wall mounted Glow Worm boiler. Central heating radiator, laminated flooring

#### First Floor

##### Stairs and Landing

Turned stairs to first floor, double glazed window to the side elevation, doors to all first floor rooms. Loft access hatch

#### Bedroom One

13'1" x 9'9"

Double bedroom with a bank of floor to ceiling fitted wardrobes with sliding doors housing clothes hanging rails and shelving. Matching chest of drawers and two bedside cabinets. Double glazed window to the front elevation.

#### Bedroom Two

10'2" x 9'8"

Double bedroom. Bank of free standing wardrobes housing clothes hanging rails and shelving. Central heating radiator, double glazed window overlooking the rear garden

### Bedroom Three

9'2" x 6'4"

Measurements include bulkhead

Double glazed window to the front elevation, central heating radiator.

### Shower Room

6'5" x 6'4"

Recently refitted shower room with contemporary style suite in white comprising:  
Walk-in shower cubicle housing fixed rainhead shower and hand held attachment.  
Floating vanity wash hand basin with mixer tap and cupboards below. Low level  
WC, central heating radiator, attractively tiled walls and floor, double glazed  
window with obscure glass to the rear elevation

### Outside

#### Front Garden

Open plan front garden. Shaped lawned area. Block paved driveway providing  
off road parking, gate giving access around the side to rear garden

#### Rear Garden

Enclosed rear garden. Attractively presented with paved patio area abutting the  
property and conservatory. Loose gravel area with circular paved patio. Plants  
and shrubs to borders. Outside tap, fenced boundaries. Path and gate giving  
access to the front garden

### Store

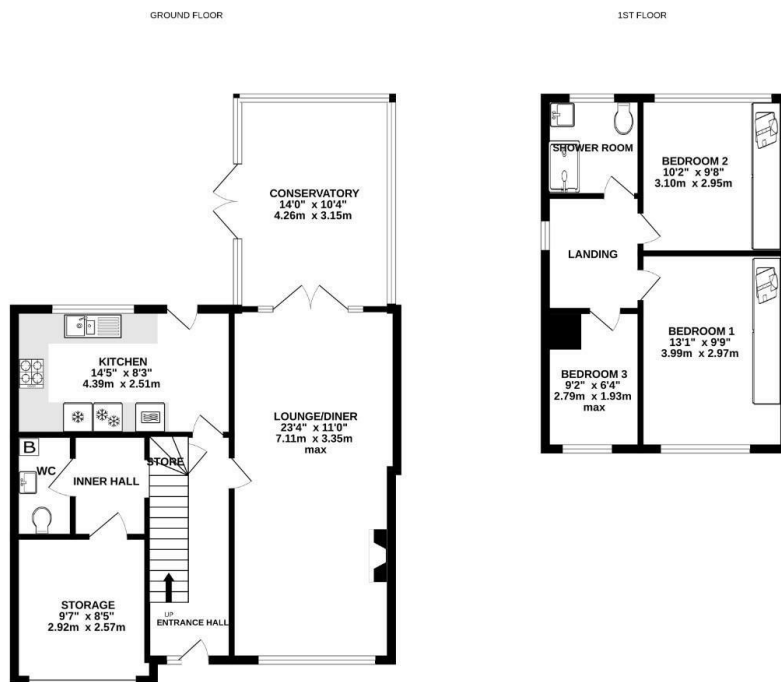
9'7" x 8'5"

Former Garage. Sub divided to providing storage and access to the inner  
hallway/cloak room.

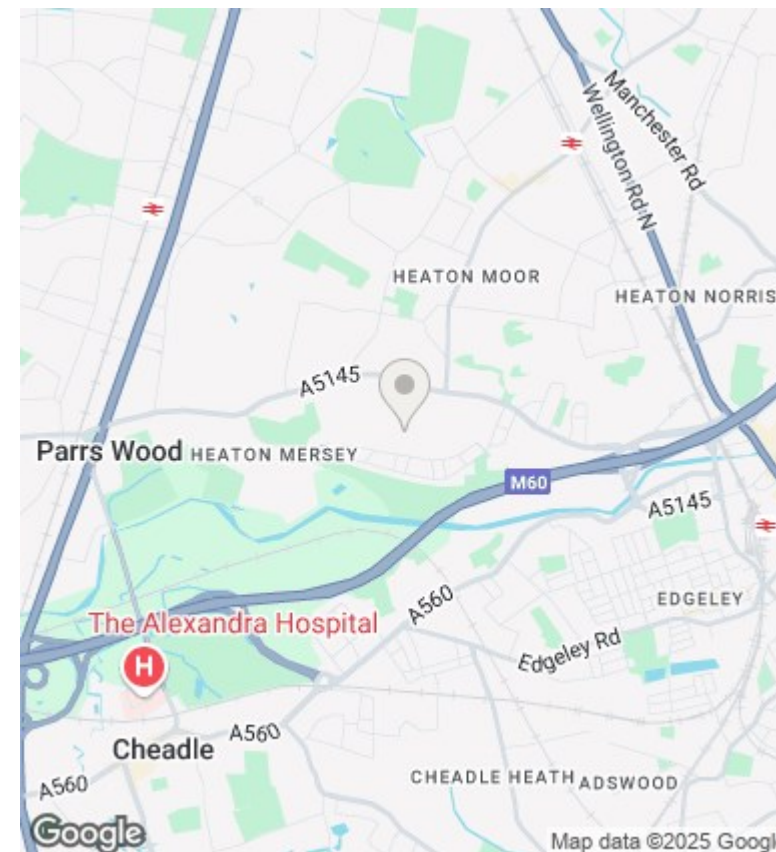
Up and over door, gas and electric meters, consumer unit. Door to inner hall







Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 10025



## Directions

## Viewings

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

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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