



32 Sandleigh Avenue, Brinnington, Stockport, SK5 8AJ

Offers Around £300,000

- Extended Good Sized Family Home
- Spacious Fitted Family Dining Kitchen
- No Vendor Chain - Must be Viewed
- Four Bedrooms
- Off Road Parking and Enclosed Rear Garden
- Family Bathroom, En-Suite and Cloakroom
- Cul-De-Sac Location

32 Sandleigh Avenue, Stockport SK5 8AJ

Extended Semi Detached Family Home. Four Bedrooms. Family Bathroom, En-suite and Cloakroom. Spacious Open Plan Living Dining Kitchen. Utility Room. Off Road Parking to the Front. Enclosed Rear Garden. Cul-De-Sac Location. No Vendor Chain - Must be Viewed.



Council Tax Band: B



Entrance

Double glazed entrance door to hallway.

Hallway

Laminated flooring, stairs to first floor, doors to cloakroom and lounge

Cloakroom

Modern white two piece suite comprising: Low level WC, wash hand basin with tiled splashback, central heating radiator. Double glazed window with obscure glass to the front elevation

Lounge

13'6" x 12'11" max

Double glazed window to the front elevation, Timber fire surround with display plinth, ceiling coving and rose. Central heating radiator, laminated flooring

Family Dining Kitchen

15'2" x 13'7" max

Spacious open plan room with a comprehensive range of modern fitted kitchen units comprising: Single drainer stainless steel sink unit with mixer tap, cupboard below, further range of base, drawer and eye level units. Built in Stainless Steel four ring gas hob, stainless steel chimney style cooker hood over and Hotpoint electric oven below. Integrated fridge/freezer. Work surfaces with tiled splashbacks. Wall mounted Worcester boiler. Central heating radiator. Double glazed French doors with side windows opening onto the rear garden, further double glazed window.

First floor

Stairs and Landing

Open balustrade to stairwell, doors to all bedrooms and bathroom. Loft access hatch

Bedroom One

15'1" x 11'1" max

Good sized bedroom, two double glazed windows to the front elevation, central heating radiator, door to en-suite

En-Suite

Modern white suite comprising: Low level WC, pedestal wash hand basing and shower cubicle. Tiled splashbacks, central heating radiator

Bedroom Two

12'9" x 7'9"

Double glazed to the front elevation, central heating radiator

Bedroom Three

12'5" x 6'3"

Double glazed window over looking the rear garden, central heating radiator

Bedroom Four

9'6" x 6'8" to 4'4"

Double glazed window overlooking the rear garden, central heating radiator

Bathroom

White suite comprising: Panelled bath with mixer tap and telephonic style hand held shower attachment, pedestal wash hand basin, low level WC and separate shower cubicle housing Triton shower. Chrome heated towel radiator, partly tiled walls, double glazed window with obscure glass to the rear elevation

Outside

Utility Room

13'6" x 7'1"

Access from front or rear elevations. Open canopy area, door to utility, double glazed window to the rear elevation, double glazed window to the front elevation, Plumbed and access for an automatic washing machine, space for a tumble dryer. Fitted base units with work top over.

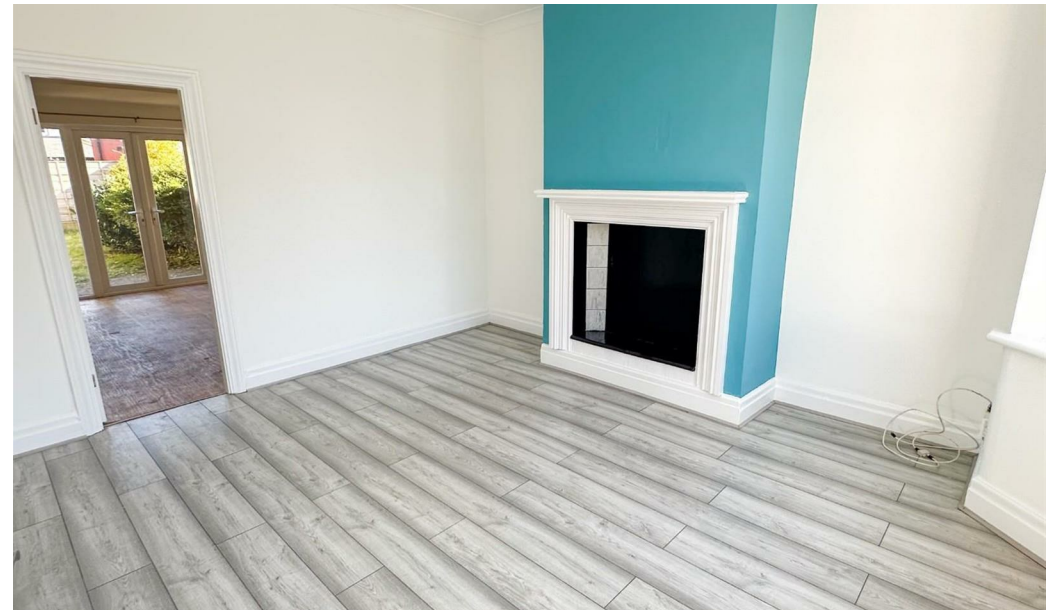
Exposed brick walls

Front

Paved front garden providing off road parking, raised flower beds

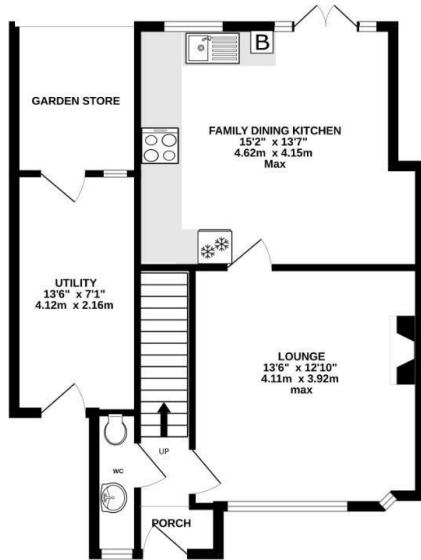
Rear Garden

Fully enclosed rear garden, block paved patio abutting the property, concrete hardstanding . Plants and shrubs to border.. 'L' shaped outhouse (former garage). Outside tap.

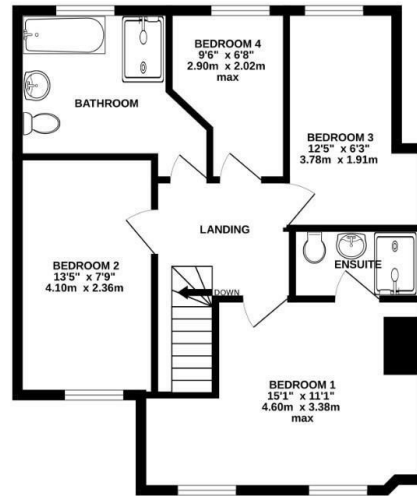




GROUND FLOOR
598 sq.ft. (55.5 sq.m.) approx.

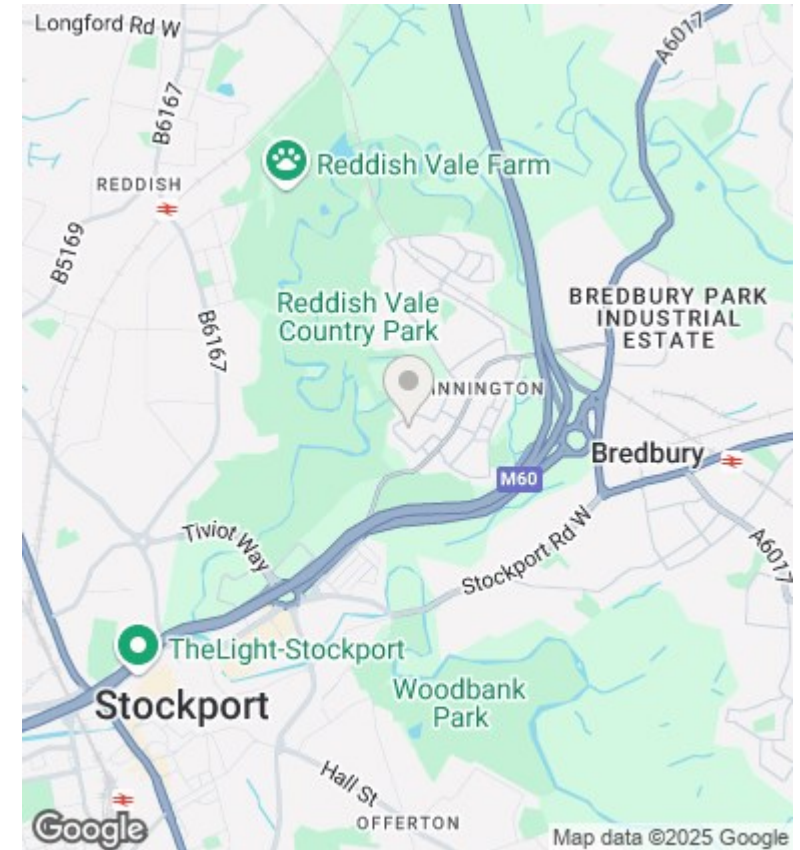


1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA: 1162 sq.ft. (108.0 sq.m.) approx.

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 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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Directions

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		