JOULES
Estate Agents







7 Valley Road, Heaton Mersey, Stockport, SK4 2BZ

Guide Price £350,000

- Well Presented Three Bedroom Detached
- Luxury Bathroom with White Three Piece Suite
- Open Plan Lounge Through to Dining Room
- Enclosed Southerly Facing Rear Garden
- Modern Comprehensively Fitted Kitchen
- Driveway and Integral Garage

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Three Bedroom Well Presented Detached. Through Lounge/Dining Room. Comprehensively Fitted Kitchen with Integrated Appliances. Luxury Bathroom with White Suite. Driveway Providing Off Road Parking leading to the Integrated Garage. Southerly Facing Enclosed Rear Garden. No Vendor Chain. Must Be Viewed!

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Council Tax Band: D





Looking for a detached family home that is ready to move straight into?

This attractive three-bedroom detached family home combines well-presented accommodation, generous living space and a sunny southerly-facing rear garden, making it an ideal choice for buyers seeking comfort and convenience.

The property features a spacious through lounge/dining room, ideal for both relaxing and entertaining, together with a comprehensively fitted kitchen and a luxurious bathroom.

Externally, a driveway provides ample off-road parking and leads to an integrated garage, whilst to the rear there is a delightful southerly-facing garden, perfect for enjoying the sunshine.

An appealing family home that is ready to move into and enjoy.

Entrance
Canopied entrance to double glazed door opening onto the porche

Porch
Double glazed window overlooking the front garden, door to lounge

Lounge/Diner
Open plan lounge through to the dining area

Lounge
15'0" x 12'8"
Double glazed window to the front elevation with blind, feature fireplace and hearth housing electric coal effect fire, central heating radiator. Open to stairs

Dining Room
7'7" x 8'9"
Open plan from lounge, double glazed patio doors with blind opening onto the rear garden, central heating radiator, door to kitchen

Inner Hall
Open archway from lounge, turned staircase to the first floor, handy understairs storage cupboard, central heating radiator

Kitchen
11'9" x 7'7"
Modern well presented and comprehensively fitted kitchen with high gloss white units comprising: Bowl and a half single drainer stainless steel sink unit with mixer tap, cupboard below, further base, drawer and eye level units and pull out racking unit. Built in Indesit 4 ring stainless steel gas hob with stainless steel cooker hood over. Indesit electric oven below. Integrated Indesit dishwasher, integrated fridge/freezer. Beko automatic washing machine. Attractive worksurfaces with tiled splashbacks. Central heating radiator, double glazed window with blind overlooking the rear garden, double glazed door opening onto the rear garden.

First Floor

Stairs and Landing
Turned staircase, open balustrade to stairwell, double glazed window to half landing, loft access hatch, doors to all first floor rooms

Bathroom
Luxury bathroom with modern fitted three piece bathroom suite in white comprising: Panelled bath with waterfall miser tap and Bistan shower over, shower screen. Low level WC, pedestal wash hand basin with waterfall mixer tap. Black central heating towel radiator, fully tiled walls. Two double glazed windows with obscure glass to the side elevation. Handy storage cupboard

Bedroom One
12'7" x 12'0"
Double bedroom. Central heating radiator, double glazed window with blind to the front elevation

Bedroom Two
12'7" x 11'1"
Double bedroom. Central heating radiator, double glazed window with blind overlooking the rear garden.

Bedroom Three
8'6" x 8'3"
Good sized single bedroom, double glazed window with blind to the front elevation

Outside

Integral Garage
16'9" x 8'0"
Up and over door, wall mounted Ideal combi boiler, gas and electric meter, power and light

Front Garden
Open plan front garden. Lawn with plants and shrubs to border. Paved driveway providing off road parking and leading to the garage and continued around the side of the property fence and gate opening on to the rear garden

Rear Garden
Southerly facing enclosed rear garden, Lawned area with mature plants, flowers and shrubs. Paved patio area. fenced boundaries, outside tap







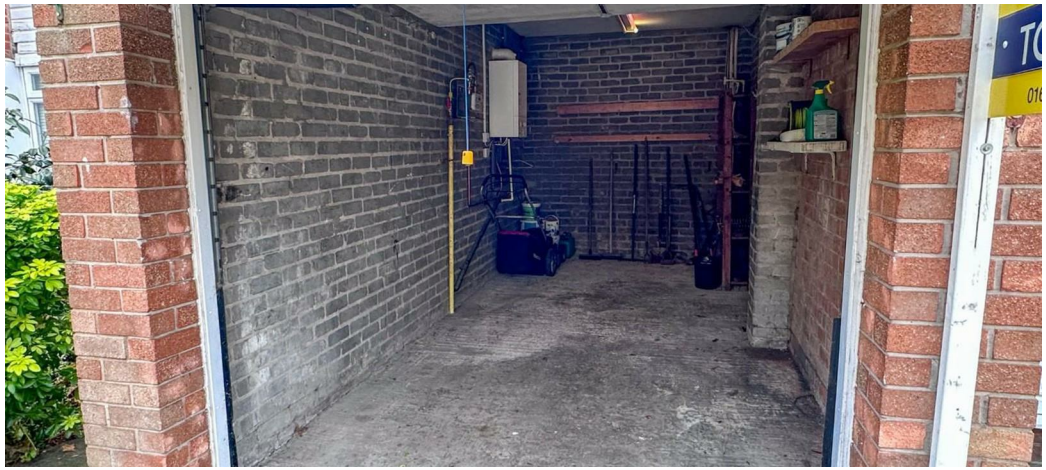


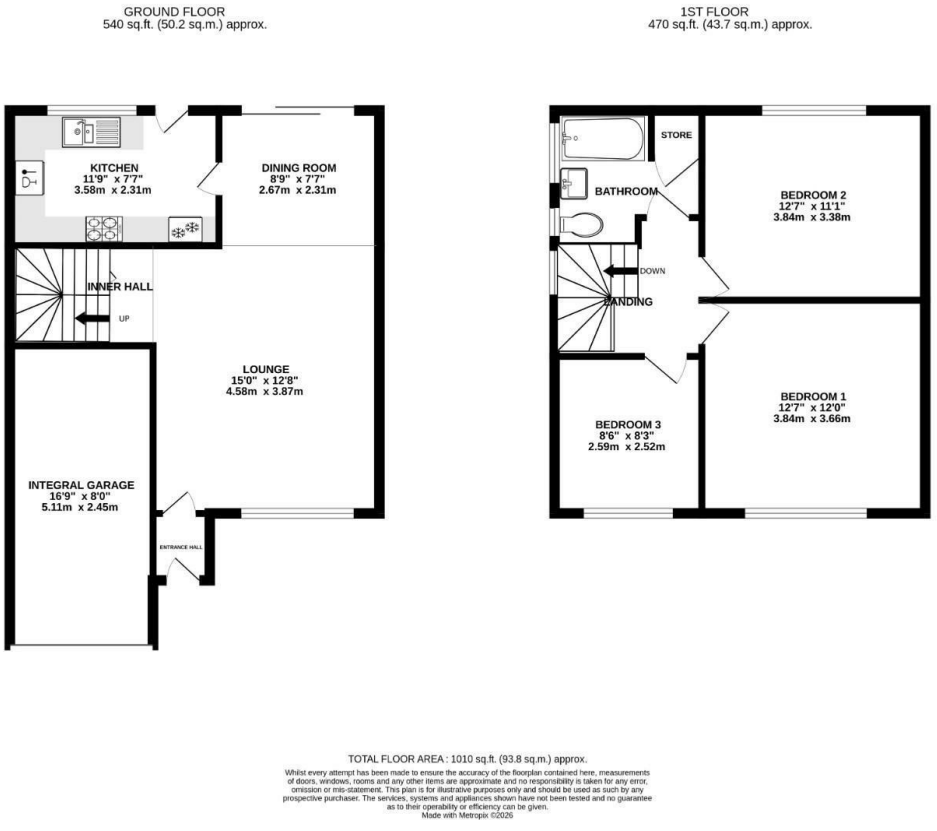


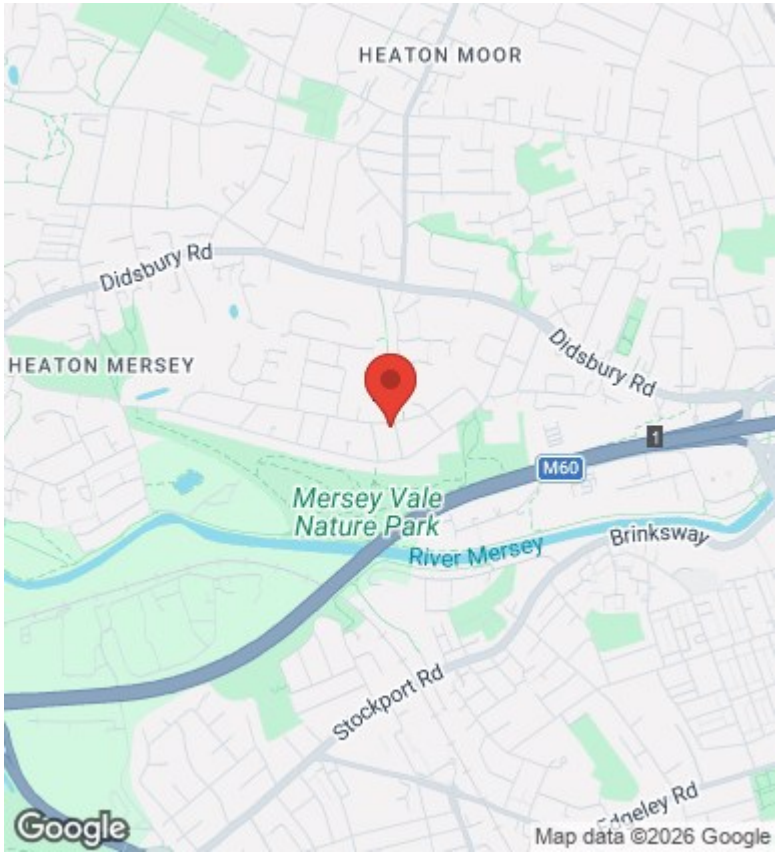












Directions

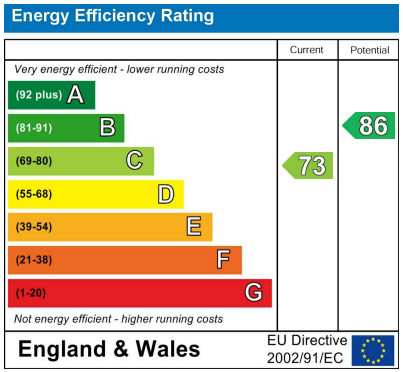
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Viewings

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

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