



Knypersley Avenue,

Offers In Excess Of £230,000



Reeds Rains

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Knypersley Avenue, Stockport, Cheshire

Offers In Excess Of £230,000

Fantastic Family Home, Extended Semi Detached, Landscaped Garden, Off Road Parking, Kitchen/Dining Room, Viewing Recommended. Reeds Rains are delighted to offer for sale this extended three bedroom semi detached home in Offerton to the south of Stockport Town Centre. Offerton is a thriving local community which is well served by amenities such as shops, schools and public transport. The property itself offers a good level of accommodation throughout and has a fantastic sized landscaped family garden to the rear. Warmed by gas central heating and with many original features as well as a log burner to the lounge, viewing on this one is strongly recommended. EPC Grade D.

ENTRANCE PORCH

Part glazed front door to entrance porch glazed and brick construction.

ENTRANCE HALL

Wood panelled front door with coloured lights to side panels leading to entrance hall. Radiator to side, stairs to first floor doors to lounge and kitchen dining room.

LOUNGE

5.18m x 3.18m (17'0" x 10'5")
Spacious lounge with upvc double glazed bay window to front, log burner inset into chimney breast. Vertical radiator to side.

KITCHEN DINING ROOM

4.72m x 3.99m (15'6" x 13'1")
Fantastic family room which overlooks the garden, kitchen area fitted with full range of base and wall cupboards with coordinated work tops and inset sink and taps. Built under double oven with inset gas hob and canopy above. Integrated washing machine and dishwasher. Dining area to side with radiator and upvc double glazed French doors to rear, leading out onto garden.

LANDING

Stripped panelled doors to bedrooms and bathroom, feature window to side with coloured lights.

BEDROOM ONE

4.17m x 3.15m (13'8" x 10'4")
Upvc double glazed bay window to front, radiator to side.

BEDROOM TWO

3.43m x 3.18m (11'3" x 10'5")
Window to rear, radiator to rear.

BEDROOM THREE

1.83m x 1.63m (6'0" x 5'4")
Upvc double glazed window to front, radiator to front.

BATHROOM

Recently installed bathroom with P shaped bath and shower screen. Shower over bath. Wall mounted designer wash basin. Low level wc and cistern. Chrome heated towel rail and upvc double glazed window to side.

LOFT SPACE

A fully boarded loft space perfect for added storage within the family home. Electric light providing a good level of lighting to the loft space.

OUTSIDE

To the front of the property there is an enclosed garden laid to grass with a driveway to the side providing off road parking. Whilst to the rear of the property there is a fantastic sized landscaped family garden mainly laid to lawn with a brick built detached garage to the side a patio area to the front and raised patio area to the rear with a retaining wall.

Reeds Rains Mortgage Advice

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

Laser Tape Clause

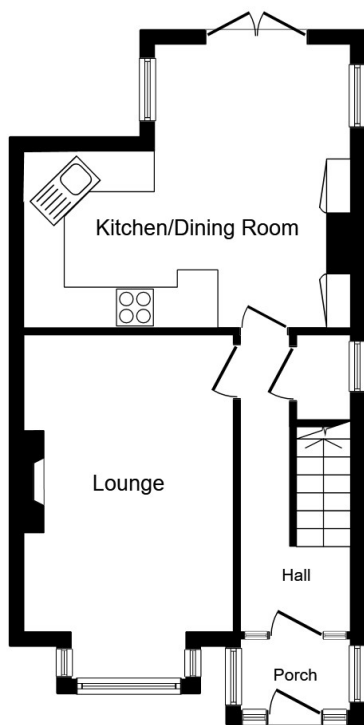
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

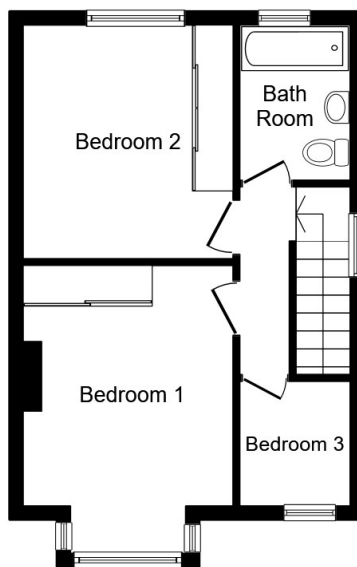
Measurements are approximate. Not to Scale. For Illustrative purposes only



For full EPC please contact the branch



Ground Floor



First Floor

Total floor area 77.0 sq. m. (829 sq. ft.) approx
This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

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