



**6 Stargrass Close, Stapeley, CW5 7SG**  
**Guide price £400,000**

## The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

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We are delighted to offer for sale this modern detached house located on a popular development with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property benefits from gas central heating and PVCu double glazing. There is an impressive dining kitchen plus contemporary bathroom, en suite and WC. Items of note include French doors to rear, off road parking and the well presented gardens of the property. There are ample sockets and media points. The property is ready to move in with flooring included.

To the ground floor is an entrance hall, lounge, study, dining kitchen, utility room and WC. The first floor hosts 4 bedrooms with the master bedroom featuring the en-suite plus the family bathroom just off the landing.

There are well presented and upgraded gardens. There is off road parking to the front in the form of a large driveway, capable of accommodating multiple vehicles.

Tenure - Freehold  
Council Tax - Band E

The property comprises

### Ground Floor

#### Hallway

With fitted flooring.

#### Lounge 17'7" x 12'1" (5.37m x 3.69m)

Walk in bay window plus fitted flooring.

#### Dining Kitchen 20'2" x 11'3" (6.17m x 3.43m)

Having a comprehensive range of modern wall and base units with complimenting laminate worktops. Integrated oven, hob, hood, fridge freezer and dishwasher. French doors to rear plus fitted flooring.

#### Study 9'4" x 7'7" (2.87m x 2.33m)

With fitted flooring.

#### Utility 8'3" x 5'1" (2.52m x 1.57m)

Modern units and laminate worktops plus fitted flooring.

#### WC 5'0" x 4'11" (1.53m x 1.51m)

Having modern white sanitary ware and tiling plus fitted flooring.

### First Floor

#### Landing

With fitted flooring.

#### Bedroom 1 13'1" x 12'2" (4.00m x 3.71m)

Having fitted wardrobes plus fitted flooring.

#### En Suite 7'0" x 4'5" (2.14m x 1.35m)

Having white sanitary ware, tiling, shower and vanity basin plus fitted flooring.

#### Bedroom 2 14'1" x 12'9" (4.31m x 3.89m)

With fitted flooring.

#### Bedroom 3 13'4" x 9'5" (4.07m x 2.88m)

With fitted flooring.

#### Bedroom 4 10'2" x 9'5" (3.11m x 2.88m)

With fitted flooring.

#### Bathroom 8'8" x 7'4" (2.66m x 2.25m)

Having a modern 4 piece suite with full tiling and white sanitary ware plus fitted flooring.

### External

