



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Shearwater Road, Offerton, Stockport SK2 5XA

Guide Price **£275,000**

Three bed semi-detached on the fringe of this most popular of developments off Bean Leach Road; within walking distance of local shops, bus routes and Warren Wood Primary School. Benefits from the installation of GFCH and double glazing. Briefly comprises porch, sitting room, dining kitchen with integrated appliances, three bedrooms and bathroom/wc with shower. Detached concrete section garage and additional car parking to rear (with vehicular access from Siskin Road). Hard landscaped gardens with rear patio garden enjoying a southerly aspect. **Immediate vacant possession is available with no onward chain.**

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

SUMMARY:

Three bed semi-detached on the fringe of this most popular of developments off Bean Leach Road; within walking distance of local shops, bus routes and Warren Wood Primary School. Benefits from the installation of GFCH and double glazing. Briefly comprises porch, sitting room, dining kitchen with integrated appliances, three bedrooms and bathroom/wc with shower. Detached concrete section garage and additional car parking to rear (with vehicular access from Siskin Road). Hard landscaped gardens with rear patio garden enjoying a southerly aspect. **Immediate vacant possession is available with no onward chain.**

GROUND FLOOR**PORCH**

1.52m x 0.81m (5'0" x 2'8") max. Double glazed door and windows, wall mounted gas CH boiler, internal door to sitting room gas and electricity meter cupboard.

HALL

Staircase to first floor, radiator, squared opening to sitting room.

SITTING ROOM (FRONT)

4.19m x 3.81m (13'9" x 12'6") max. Double glazed window, wall mounted electric fire, radiator, cornice.

DINING KITCHEN (REAR)

4.72m x 2.74m (15'6" x 9'0") max. Range of fitted base and wall cabinets incorporating one and a half bowl stainless steel sink unit with mixer tap, work surfaces with tiled wall backs, integral cooker of electric oven/grill and gas hob with extractor hood over, integral dishwasher, plumbed for automatic washing machine, breakfast bar, radiator, tiled floor, double glazed window and double glazed double doors to rear garden, understairs pantry, double glazed door to outside rear, ceiling downlighters.

FIRST FLOOR**LANDING**

Access to loft space, staircase balustrade, double glazed window.

BEDROOM 1 (FRONT)

4.19m x 2.77m (13'9" x 9'1") max. Double glazed window, radiator.

BEDROOM 2 (REAR)

2.84m x 2.82m (9'4" x 9'3") max. Plus built-in wardrobes, double glazed window, radiator.

BEDROOM 3 (FRONT)

2.74m x 1.93m (9'0" x 6'4") max. Double glazed window, radiator, bulkhead wardrobe.

BATHROOM (REAR)

1.78m x 1.68m (5'10" x 5'6") max. Panelled shaped bath with built-in chrome shower over, pedestal wash hand basin, low level wc, double glazed window, tiled walls and floor, chrome towel warmer/radiator.

OUTSIDE**GARAGE**

5.38m x 2.54m (17'8" x 8'4") max. Detached concrete section garage to rear with metal up and over door, rear door to/from patio garden, power and light.

GARDENS

Well enclosed south facing patio garden of Indian stone to rear with cold water tap, timber summerhouse, security night lighting, timber and concrete post boundary fencing with side gate to/from front.

TENURE:

We have been advised by the present owner that the property is Freehold. We would recommend that your conveyancer checks the tenure prior to the exchange of contracts.

COUNCIL TAX:

We have been advised that the Council Tax Band is C. All enquiries to Stockport Metropolitan Borough Council.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Efficiency Rating is C. Further information is available on request and online.

VIEWING:

Strictly by appointment through Woodhall Properties 0161 483 5100.

OPENING HOURS:

Monday - Thursday 9.00am - 5.30pm, Friday 9.00am - 5.00pm, Saturday 9.00am - 4.00pm and Sunday 12.00pm - 4.00pm