



37 Courthill Street, Offerton, Stockport, SK1 4EA

Guide Price £180,000

- Spacious and Well Presented Accommodation
- Two Double Bedrooms and Two Reception Rooms
- Modern Kitchen with Appliances and Bathroom
- Handy Cellar
- Gardens to Front & Rear
- No Vendor Chain - Must Be Viewed

37 Courthill Street, Stockport SK1 4EA

Deceptively Spacious and Well Presented Throughout. Two Separate Receptions. Two Double Bedrooms. Modern Kitchen with Cooker, Fridge/Freezer and Washer. Handy Cellar. Popular and Convenient Location.

Close to Stockport Centre and Motorway Network.

VACANT POSSESSION - MUST BE VIEWED



Council Tax Band: A



Situated in a highly popular locality Joules bring to the market this good sized and well presented garden fronted mid terraced property having recently been redecorated throughout with new carpets to certain rooms and vacant possession.

Briefly the property comprises: lounge, dining/sitting room and kitchen with a range of high gloss white units, two double bedrooms and a bathroom with modern white three piece suite. There is also a cellar.

Outside there is a small front garden and to the rear is an enclosed rear yard.

The property is conveniently situated with easy access to Stockport centre and the motorway network.

All in all this is a ready to move into good sized property with no vendor chain, therefore must be viewed to fully appreciate this cosy but good sized terraced home.

Entrance

PVC entrance door with double glazed skylight over

Lounge

11'7" x 11'0"

Well presented room, exposed floorboards, double glazed window with blind to the front elevation. Central heating radiator, ceiling rose and coving, wall mounted pebble effect electric fire, alcove wall lights, door to inner hall

Inner Hall

Stairs to the first floor, doorway to dining/sitting room

Dining/Sitting Room

11'7" x 11'3"

Further good sized room, double glazed window with blind overlooking the rear yard. Central heating radiator, door to kitchen, door to cellar

Kitchen

8'3" x 6'0"

Kitchen with a range of modern fitted units in high gloss white comprising. circular single drainer stainless steel sink unit and bowl with mixer tap, cupboard below, further base and eye level units. Slot in gas cooker with stainless steel extractor fan over, recess housing a fridge/freezer, Fitted Beko automatic washing machine. Work surface with tiled splashbacks. Tiled floor. Double glazed window and door to the rear yard.

First Floor

Stairs and Landing

Doors to all first floor rooms

Bedroom One

11'7" x 11'0"

Spacious double bedroom. double glazed window to the front elevation. Central heating radiator

Bedroom Two

10'8" x 8'2" max

Further double bedroom. Double glazed window with blinds to the

rear elevation, central heating radiator, built in cupboard housing
Ideal combi boiler also with clothes hanging rails and shelving.

Bathroom

7'6" x 4'3"

Modern white three piece bathroom suite comprising: panelled bath with telephonic style shower from mixer tap, further Triton shower over, shower screen. Pedestal wash hand basin, low level WC, chrome heated towel radiator, extractor fan. Tiled splashbacks, mirrored fronted bathroom cabinet. Loft hatch

Cellar

11'8" x 11'4"

Access from sitting/dining room.

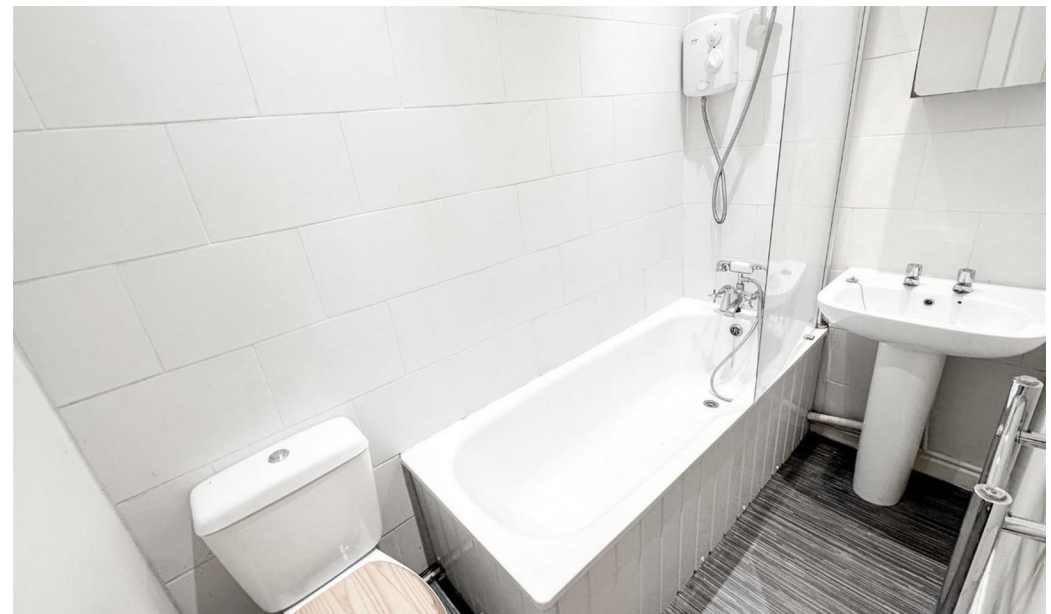
Meters and light

Outside

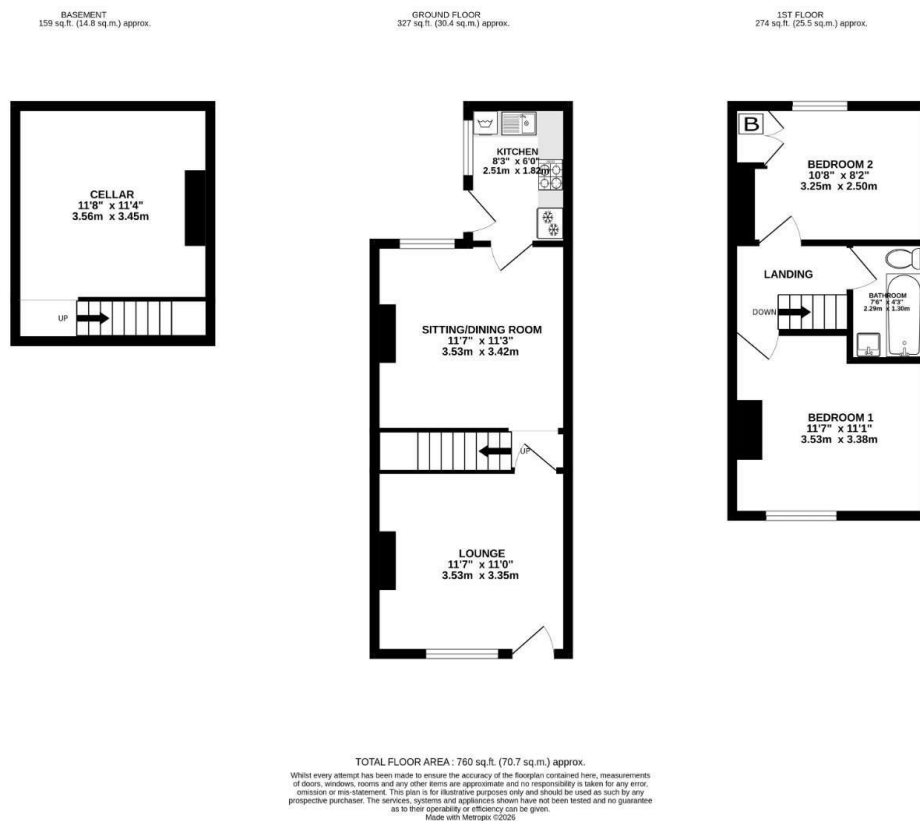
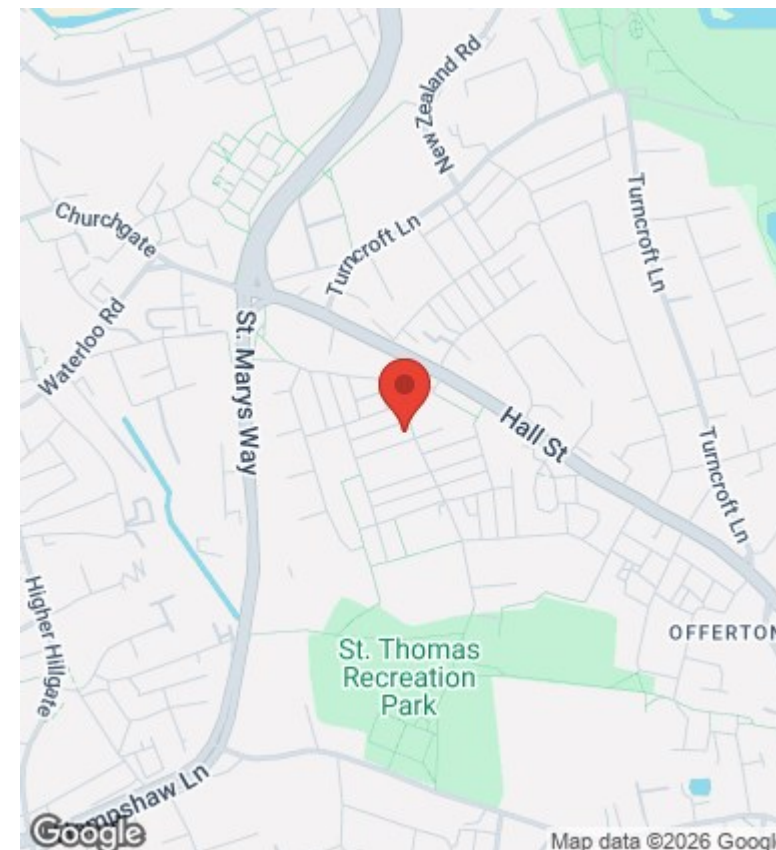
Brick built outhouse with WC - unsure if this is working/plumbed in.

To the front is a small front garden

To the rear is an enclosed rear yard with loose gravel areas. brick built and fenced boundaries, gate to the rear.







Directions

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Viewings

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

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 