



62 Moorland Road, Stockport

£465,000 Leasehold

BEAUTIFUL PERIOD HOME DATING BACK TO 1892 • THREE DOUBLE BEDROOMS • LARGE ROOM PROPORTIONS •
GENEROUS CORNER PLOT • GATED DRIVEWAY • MINUTES WALK TO WOODSMOOR TRAIN STATION



Tucked away on a large corner plot is this beautiful Victorian home dating back to 1892. Boasting a wealth of character with high ceilings and charming fireplaces, along with modern comforts such as gated parking. This wonderful home offers style and space in a fabulous location only minutes walk from Woodsmoor Train Station.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

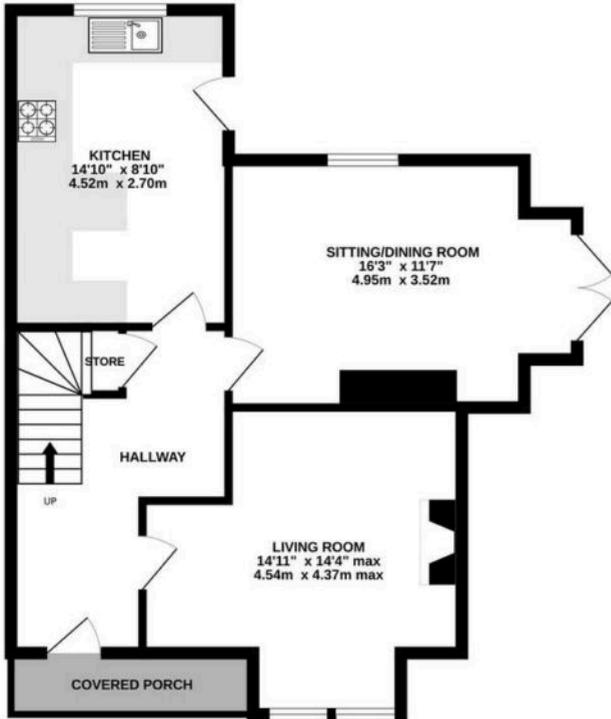
EPC Environmental Impact Rating:



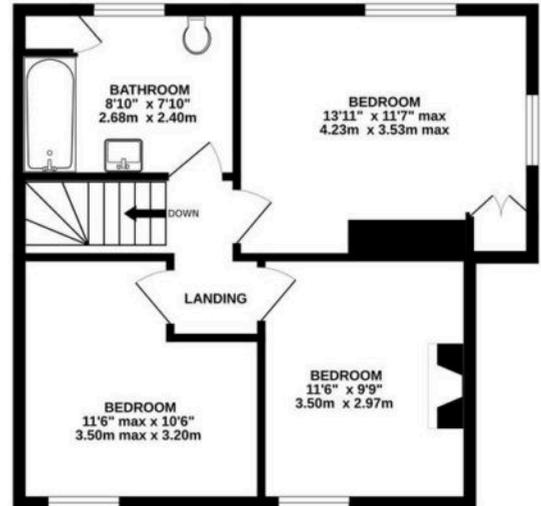
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GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA: 1113 sq.ft. (103.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tucked away on a large corner plot is this beautiful Victorian home dating back to 1892. Boasting a wealth of character with high ceilings and charming fireplaces, along with modern comforts such as gated parking. This wonderful home offers style and space in a fabulous location only minutes walk from Woodsmoor Train Station. This lovely family property is positioned on a generous plot with gardens wrapping around primarily the side of the house. Access to the front of the property is found via a charming walkway situated off Moorland Road, making for a quiet and secluded spot. Car access is off Moorland Road and provides access to the large gated driveway at the side of the house. Providing a warm welcome the front door sets the tone for the house with its stained glass offering a sense of character. There is a covered porch that leads into the entrance hallway with turning staircase leading to the first floor. Two reception rooms offer high ceilings and generous room proportions. The living room boasts a fireplace and a large bay window whilst the sitting/dining room provides dual aspect windows with patio doors leading out to the large decking to the side of the house. The kitchen is modern with a small breakfast bar offering space to sit, and a door leading to a courtyard garden area at the rear. To the first floor there are three double bedrooms providing well-proportioned and spacious accommodation alongside a large bathroom. Two of the bedrooms boast charming fireplaces and all three bedrooms offer tree-top views over the gardens.

Externally the garden is made of three areas consisting a lawn that spans from the front and round the side, enclosed by mature hedging and wooden fencing providing a private and secluded spot. A large decking sits off the patio doors from the sitting/dining room and provides a brilliant area for dining and entertaining. There is an enclosed courtyard at the rear laid to low-maintenance brick paving and enclosed by brick walls. This is a great space for BBQ's being positioned off the rear door from the kitchen. The driveway completes the plot and is a large area suitable for two/three cars sitting behind wooden gates.

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.



