



Porlock Close | Offerton | SK1 4JP

EDWARD
mellor



Features

- Extended 3 Bedroom Semi Detached
- Superbly Presented Throughout
- Beautifully Fitted Kitchen & Bathroom
- Large Detached Outbuilding For Entertaining
- Adjacent To Woodbank Park

A very individual and thoughtfully extended 3 bedroom semi detached which commands a 0.09 acre plot adjacent to Woodbank Park. This superb home is ideally suited to a young family and is in "turn key" condition with a stylish and open plan fitted kitchen and beautifully presented

4 piece family bathroom suite. It stands on an enviable size plot which offers parking for 4/5 family vehicles via a security entrance gate and beyond which is a uniquely designed and substantial outbuilding which incorporates a large entertaining space with outdoor oven, utility area, WC and

storage area. This versatile and spectacular addition to the property has a range of uses but is ideal for the independent homemaker or for indoor / outdoor entertaining and social gatherings. Viewing highly recommended.



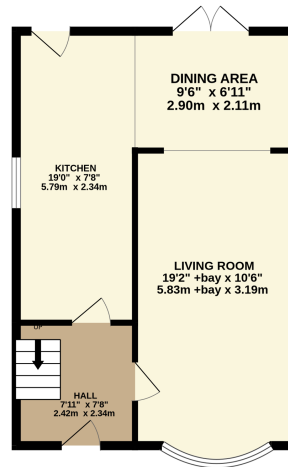
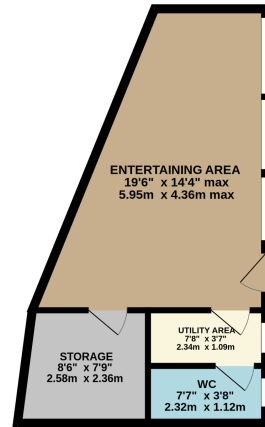
Porlock Close is a desirable residential cul de sac location in the heart of Offerton and is literally a stones throw away from picturesque Woodbank Park and enjoys a particular private and secure aspect to the rear over the community gardens. The accommodation on offer briefly comprises : Entrance hall with stairs leading to the first floor, impressive size front living room with feature bow window and providing ample room for seating, superbly fitted and extended kitchen which is open plan into a useful formal dining space with French doors to the enclosed gardens. To the first floor, a landing leads to 3 bedrooms (master with fitted wardrobes) and a beautiful 4 piece bathroom suite. The rear garden is a good size and mainly laid to lawn with flower beds and gives access to the truly amazing outbuilding with glass windows overlooking the garden and interconnecting utility room and wc with underfloor heating.



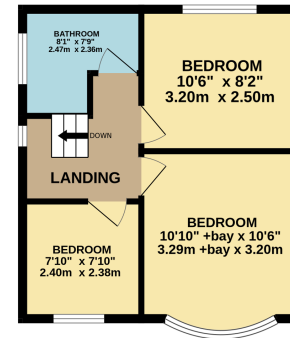
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
827 sq.ft. (76.8 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 1197 sq.ft. (111.2 sq.m.) approx.

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Important Information

- Council Tax Band: B
- Tenure:Freehold

EPC Rating

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