

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

6 Dalkeith Avenue,
Stockport, SK5 7EZ



Extended Semi Detached
Two Double Bedrooms
No Chain
Off Road Parking
Large Family Garden
Double Glazing
Gas Central Heating
Viewing Reccomended

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Semi Detached, Large Garden, No Chain, Extended, Viewing Recommended Callaghans Estate Agents are delighted to offer for sale this two bedroomed semi detached home in Reddish to the north east of stockport town center. Reddish is a thriving local community which is well served by amenities such as shops schools and public transport. The property itself is located in a quiet cul de sac close to Reddish Vale Country Park, it has been considerably extended by the previous owners and offers a good level of accomodation throughout. With off road parking to the front and large family garden to the rear viewing on this one is strongly recommended.

Entrance Hall Upvc double glazed door to entrance hall, radiator to sside, stairs to first floor, doors to kitchen and lounge.

Lounge 19' 7" x 10' 7" (5.96m x 3.22m) Upvc double glazed window to front, radiator to front, classical style feature fire surround with living flame gas fire. French doors to rear to dining room.

Dining Room 10' 7" x 7' 8" (3.22m x 2.34m) Patio door to rear to garden, glazed door to side to kitchen.

Kitchen 21' 4" x 5' 8" (6.50m x 1.73m) Full range of base and wall cupboards, coordinated work tops, inset sink and taps. Built under double oven with inset gas hob and chimney style hood above. Plumbing for washing machine. Glazed door to rear to garden.

First Floor Landing Doors to bedrooms and bathroom.

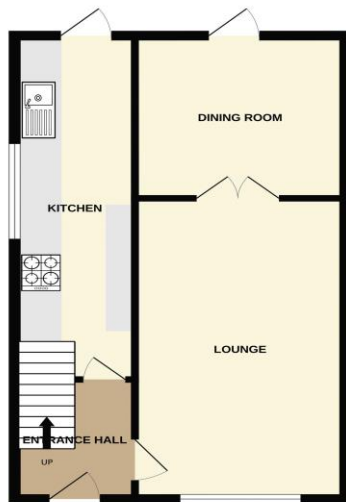
Bedroom One 14' 0" x 9' 10" (4.26m x 2.99m) 2 x Double glazed windows to front, radiator to front, fitted wardrobes.

Bedroom Two 10' 4" x 8' 10" (3.15m x 2.69m) Double glazed window to rear, radiator to rear.

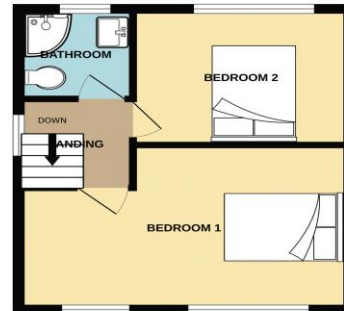
Shower Room Modern bathroom with corner cubicle shower enclosure, vanity mounted basin, low level wc and cistern, double glazed window to rear, chrome heated towel rail.

Outside To the front of the property there is an enclosed garden area with a driveway to the side providing off road parking whilst to the rear of the property there is a large family garden which is in excess of seventy feet long, it is mainly laid to lawn with a paved patio to the front and two large timber sheds.

GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
301 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA: 764 sq.ft. (71.0 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 for 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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These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating and so cannot verify they are in working order or fit for their purpose. Further more solicitors should confirm movable items described in the sales particulars are, in fact included in the sale since circumstances do change during marketing or negotiations. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**