JOULES
Estate Agents

56 Stancliffe Road, Sharston, Manchester, M22 4UR

Guide Price £330,000

- Exceptionally Well Presented and Ready to Move In To
- Recently Installed Shower Room with Brushed Gold Fittings
- Air Conditioning in Majority of Rooms
- Quality Fitted Kitchen with 6 ring Range & Integrated Appliances
- Large Wrap Round Garden and Detached Garden Room
- Large Sun Room/Snooker Room to Rear

450 Didsbury Road, Stockport, Cheshire, SK4 3BS
0161 432 0432

sales@joulesestateagents.com
https://www.joulesestateagents.com/

56 Stancliffe Road, Sharston M22 4UR

Stunning Semi Detached Home Finished to the Highest Standard. Set in Large Plot with Wrap Around Garden. Quality Fitted Kitchen with 6 ring Stainless Steel Range and Integrated Appliances. Recently Installed Shower Room with White Suite and Brush Gold effect Fittings. Large Sun Room to the Rear. Detached Garden Room Currently Utilised as a Gym but could be a Home Office. Plenty Off Road Parking to the Front. Most Rooms (inc Garden Room) have Air Conditioning. Turn Key Finish. Must Be Viewed!

3 1 2 D

Council Tax Band: A

Joules are truly privileged to bring to the market this exceptionally well presented semi detached property. Originally a three bedroom home but by combining bedrooms one and three together has created a luxurious principle bedroom running across the entire front of the property. If the buyers are looking for a three bedroom home, the vendors would be willing to return the property back to its original configuration - between exchange and completion.
Designed with luxury in mind the property benefits from air conditioning throughout the majority of rooms which provides the cool air currently needed but also heating.
Briefly comprising: Entrance porch, well presented lounge with feature fireplace housing multi fuel stove, comprehensively fitted kitchen with modern blue shaker style units, large stainless steel six burner Range and integrated appliances, downstairs loo and handy storage cupboard. An added luxury with the large sun room which currently houses a snooker table.
Venturing upstairs you will find the aforementioned principle bedroom with a bank of fitted robes and benefitting from the extra space provided by knocking two bedrooms into one, a further double bedroom is provided by bedroom two and a recently installed shower room with white suite and brushed gold effect fittings - again another luxurious touch!
Outside there is a garden room measuring over 17 foot with power, light and air conditioning - it is currently utilised as a gym but would lend itself to a home office or even a bar as the garden is set out to provide an excellent entertaining area with extensive paved patio areas, lawn and conifer screening for privacy. To the front is a block paved forecourt offering plenty off road parking for several cars/caravan or even a boat.
Ideal for a discerning buyer wanting a 'turnkey' property they can move their belongings into and immediately enjoy everything this wonderful home has to offer.

Porch
5' 2"x 3'0"
Double glazed entrance porch, double opening doors, tiled floor and PVC panelled ceiling. PVC door to lounge

Lounge
18'0" x 11'10" to 10'3"
Maximum measurements
Well presented lounge with LVT flooring. Feature fireplace housing multi fuel stove on granite hearth. Oak veneer shelving to alcove. Double glazed bay window to the front elevation with built in storage to window sill. Feature exposed brick wall to stairs with oak banister and ballustrades. Air conditioning vent. Door to kitchen

Kitchen
14'8" x 8'7"
Comprehensively fitted kitchen with a good range of units in dark blue comprising: Smeg stainless Steel range with 6 ring gas hob, double oven/grill, glass splashback and integrated AEG cooker hood over. Blanco enamel bowl and a half single drainer sink unit with swan neck pull out tap providing filtered water. cupboards below, further range of base, drawer and eye level units. Integrated fridge/freezer, automatic washing machine and dishwasher. Granite effect work surfaces and matching splashbacks. Wall mounted unit housing Worcester combi boiler. Air conditioning vent. Tiled floor. Double glazed window and door to sun room. Doors to WC and storage.

Downstairs WC
4'9" x 2'7"
Tiled floor continued from kitchen. Double glazed window with obscure glass to the rear elevation. Low level WC, central heating radiator

Storage
6'0" x 2'7"
Good sized handy storage area located under stairs. Tiled floor continued from kitchen. Lighting

Sunroom
14'5" x 11'7"
Double glazed windows and double doors opening onto the garden. LVT flooring
Currently utilised as a games room. Vendors potentially willing to sell the snooker table with made to measure cues.

First Floor

Stairs and Landing
Oak balustrades and bannister to stairwell. feature exposed brick wall. Air conditioning vent, doors to all first floor rooms. Loft access hatch

Bedroom One & potentially Bedroom Three

17'9" x 116" to 10'3"

Originally two separate bedrooms that have now been knocked through to provide a good sized principle bedroom, but the vendors are happy to reinstate the dividing wall and return the property back to its original 3 bedroomed configuration - between exchange and completion.

Two double glazed windows to the front elevation, two air conditioning vents, two ceiling light points. Bank of built in wardrobes with sliding doors housing clothes hanging rails and shelving. Further buik head storage.

Bedroom Two

11'6" x 8'9"

Further double bedroom, double glazed window to the front elevation, LVT flooring, central heating radiator, air conditioning vent.

Shower Room

Recently fitted suite in white with brushed gold effect fittings comprising: large walk in shower with fixed rainhead and hand held attachment. floating vanity wash hand basin with mixer tap, low level WC. Bluetooth mirrored bathroom cabinet with touch sensor lighting. Fully tiled walls and floor, air conditioning vent, double glazed window with obscure glass to the rear elevation. Brushed gold effect central heating towel radiator

Outside

Garden Room

17'3" x 9'8"

Detached garden room, currently utilised as a gym but would also make an idea home office or bar.

PVC panelled walls and ceiling, mirrored wall. double glazed window overlooking the garden. Power and Light, air conditioning unit

Front Garden

Block paved driveway providing plenty off road parking.

Raised loose gravel topped area. Gate to side garden, conifer hedging divide.

Side and Rear Gardens

Good sized enclosed garden - ideally set out for entertaining. Lawned area with flower bed with numerous plants flowers and shrubs. Extensive well presented paved patio. (aforementioned) detached garden room, large timber garden shed, outside tap, conifer privacy screening and gate giving access to the front garden.

Directions

Viewings

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

EPC Rating:

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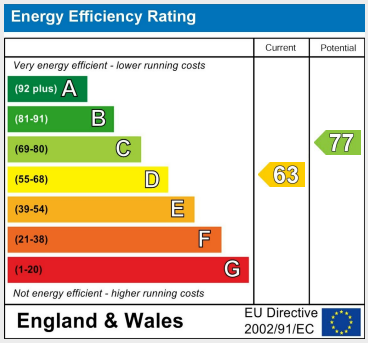

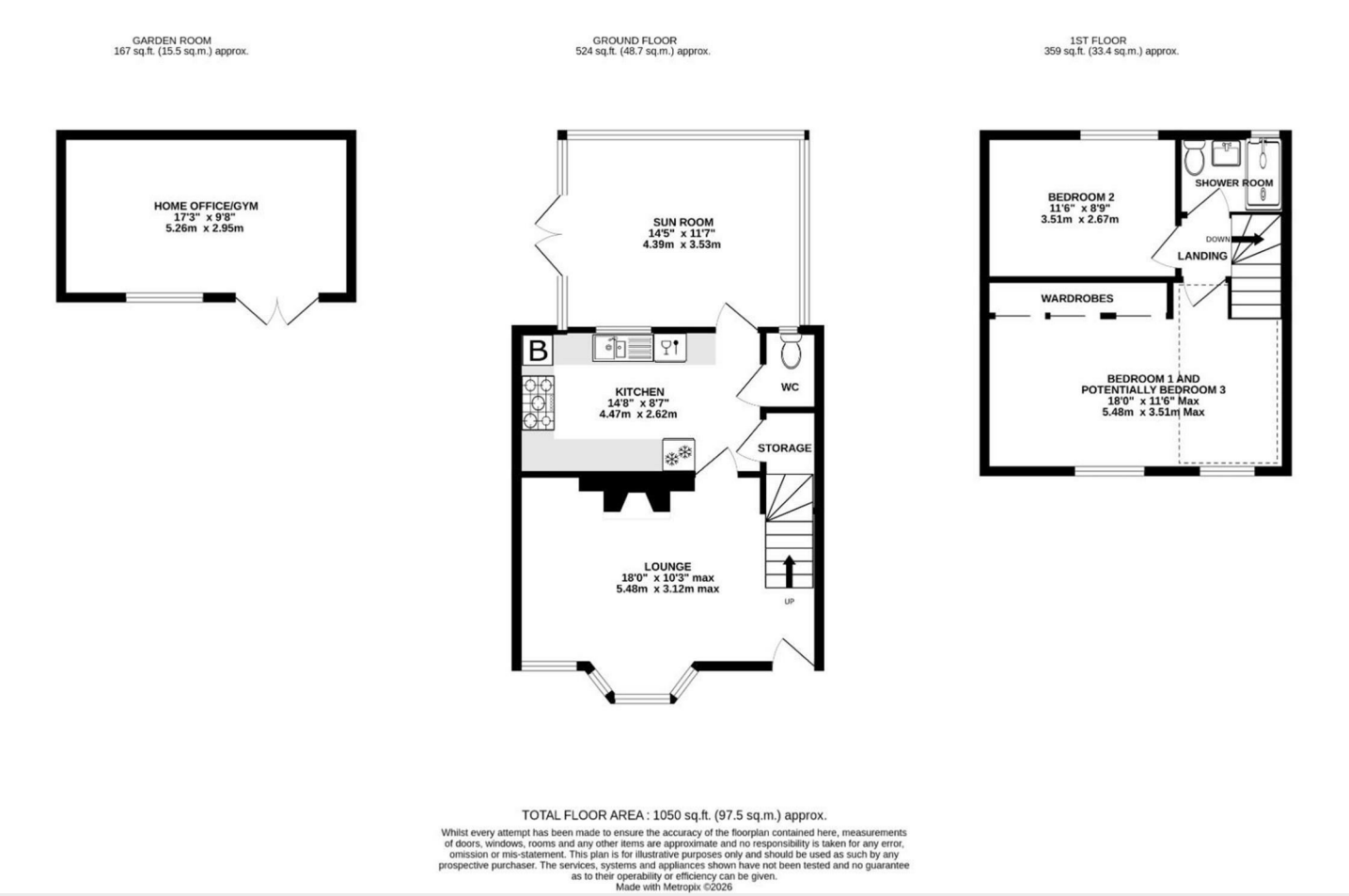

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