



## 50 Sandringham Drive, Heaton Mersey, Stockport, SK4 2DE

Guide Price £400,000

- Well Presented Extended Detached
- Family Bathroom and Ground Floor Shower Room
- Southerly Facing Rear Garden
- No Vendor Chain
- Fully Integrated Kitchen with a Range of Appliances
- Spacious Lounge and Separate Family Diner
- Plenty Off Road Parking
- Must Be Viewed to Appreciate this Home

# 50 Sandringham Drive, Stockport SK4 2DE

Attractively Presented and Well Maintained Throughout. Extended Three Bedroom Family Sized Home. Fitted Kitchen with Integrated Appliances, Modern Family Bathroom with Roll Topped Bath and Ground Floor Shower Room. Spacious Lounge/Sitting room and Separate Family/Diner. Southerly Facing Rear Garden. Off Road Parking for Numerous Vehicles. No Vendor Chain. **MUST BE VIEWED.**



Council Tax Band: D



Joules are delighted to bring to the market this well presented extended three bedroom detached home offered with vacant possession.

Having been newly refreshed throughout the property briefly comprises: Entrance porch, spacious lounge/sitting room, ground floor shower room, modern fitted kitchen with a range of integrated appliances and an additional bonus is the extended family/dining room running across the back of the property which opens on to the Southerly facing rear garden.

Venturing upstairs you will find three bedrooms and a spacious bathroom with feature roll topped/claw feet bath with shower over.

Outside to the front is a driveway providing off road parking for several vehicles and to the rear is the aforementioned Southerly facing rear garden with decked patio and lawn.

The property has previously been rented and benefits from all the safety checks required for a rental property including...

Gas and electric have had safety inspections for the last 13 years - the last one was carried out July 2025,

New boiler was installed by British Gas in August 2021 and is still under guarantee,

New carpet fitted to the lounge/sitting room, all other carpets have been professionally cleaned,

All rooms have been freshly painted by a professional painter and decorator,

Soffits, gutters, extension roof, decking and driveway have been professionally cleaned,

New BT Open Reach internet provider installed March 2025,

Oven professionally cleaned.

Worth noting is this property is offered with no vendor chain so we can complete on this sale quickly.

#### Porch

Canopied entrance, pvc door with stained and leaded glass, double glazed window with obscure glass to the side elevation, door to reception room

#### Lounge/Sitting Room

23'4" to 14'9" x 13'0" to 9'0"

Spacious 'L' shaped room. Double glazed window with leaded glass to the front elevation, double glazed patio doors to the rear which open on to the family/dining room. Feature fireplace with oak surround housing Coalbrookdale stove on a flagged hearth. Two central heating radiators, doors to inner hall and kitchen

#### Kitchen

12'0" x 7'9"

Fully integrated kitchen with a good range of units comprising: Bowl and a half single drainer stainless steel sink unit with mixer tap, cupboards below, further base, drawer and eye level units, corner display shelving and bottle racks. Built in stainless steel four ring gas hob, stainless steel splashback and stainless steel cooker hood over., electric oven/grill below. Integrated fridge/freezer, dishwasher, automatic washing machine and tumble drier. Worksurfaces with matching splashbacks. Tiled floor, central heating radiator, open to family room/diner

#### Family Room/Diner

16'5" x 9'2"

Two double glazed windows and French doors opening on to the rear garden, two double glazed remote controlled Velux windows. Feature oak flooring, vertical central heating radiator

#### Inner Hall

Turned stairs to the first floor, large 'L' shaped under stairs storage cupboard with light

#### Ground Floor Shower Room

Modern fitted white suite comprising; large walk in shower cubicle housing Triton shower, low level WC; Floating wash hand basin with mixer tap and mirror above. Fully tiled walls and floor, chrome heated towel radiator

#### First Floor

##### Stairs and Landing

Open balustrades to stairwell. Double glazed window with obscure glass to the side elevation, doors to all first floor rooms. Loft access hatch

##### Bedroom One

13'1" x 11'8"

Double bedroom with a bank of floor to ceiling fitted robes housing clothes hanging rails and shelving with cupboards above. Double glazed window to the front elevation, central heating radiator

##### Bedroom Two

12'9" x 11'2"

Double glazed window to the rear elevation, central heating radiator

##### Bedroom Three

8'5" x 8'1"

Good sized third bedroom, double glazed window to the front elevation, central heating radiator

### Bathroom

Three piece bathroom suite comprising: Roll topped bath with claw feet, Triton shower over with shower screen, low level WC; pedestal wash hand basin with mirror over. Two double glazed windows with obscure glass, chrome heated towel radiator, fully tiled walls and floor. Airing cupboard housing Worcester boiler.

### Outside

#### Store (former garage)

11'3" x 8'0"

Handy storage room with up and over door, gas and electric meters, power and light

#### Front Garden

Paved forecourt providing ample off road parking for numerous vehicles. Flower bed divide, gate to side giving access to the rear garden

#### Rear Garden

Pleasant Southerly facing rear garden. Paved patio area abutting the property, lawned garden with flower beds. Fenced boundaries. Storage unit to the side elevation

### IMPORTANT NOTICE

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## Directions

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

