

22, Edenhurst Road, Mile End, Stockport SK2 6BT

Attractive Edwardian three bed (plus loft room) semi-detached of space and character enjoying delightful c85' south-west facing garden and large detached garage/workshop

Guide Price: £

WOODHALL PROPERTIES

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SUMMARY:
Attractive Edwardian three bed (plus loft room) semi-detached of space and character enjoying delightful c85' south-west facing rear garden and large, secure DETACHED GARAGE/WORKSHOP (44' x 16') with vehicular access from Castle Farm Lane. Would suit hobbyists/home businesses requiring MULTI VEHICLE GARAGING. Benefits from the installation of GFCH and double glazing. The well presented interior briefly comprises hall, two separate reception rooms, conservatory, kitchen with range cooker, cellar, first floor landing, three bedrooms, bathroom/wc with shower and 16' loft room. Block paviored front. An internal inspection is 'a must' for one to fully appreciate.

GROUND FLOOR

ENTRANCE HALL
4.67m x 2.18m (15'4" x 7'2") max. Original period front door and window with attractive stained and leaded lights, radiator, cornice, wall plate rack, dado rails, staircase to first floor, door to cellar, wood laminate flooring.

RECEPTION ROOM 1 (FRONT)
4.19m x 3.73m (13'9" x 12'3") max. Into bay with double glazed windows, contemporary fireplace with inset living flame 'coal effect' gas fire, radiator, cornice, picture rail, dado rail.

RECEPTION ROOM 2 (REAR)
4.04m x 3.73m (13'3" x 12'3") max. Contemporary fireplace with inset living flame 'coal effect' gas fire, picture rail, dado rail, radiator, wide archway to conservatory.

DINING CONSERVATORY (REAR)
5.99m x 1.75m (19'8" x 5'9") max. Double glazed windows and double doors to rear garden, wood laminate flooring, radiator, wall light points.

KITCHEN
3.05m x 2.21m (10'0" x 7'3") max. Glazed wall cabinets and fitted base cabinets incorporating stainless steel sink unit with mixer taps, work surfaces with tiled wall backs, range cooker to chimney breast recess with three ovens and five ring gas hob and extractor above, wall mounted gas CH boiler, 'beamed' ceiling, ceiling downlighters, tiled floor.

CELLAR
Single chamber used as utility room with power and light, plumbed for automatic washing machine, gas and electricity meters and consumer unit, CH programmer.

FIRST FLOOR

LANDING
Staircase balustrade, double glazed window, cornice, dado rail, door to staircase to loft room.

BEDROOM 1 (FRONT)
4.39m x 3.56m (14'5" x 11'8") max. Into bay with double glazed windows, hanging rails to chimney breast recesses, small period cast iron fireplace, bedside wall light points, radiator, cornice, picture rail.

BEDROOM 2 (REAR)
4.06m x 3.56m (13'4" x 11'8") max. Double glazed window, hanging rails, radiator, picture rail.

BEDROOM 3 (FRONT)
2.29m x 2.21m (7'6" x 7'3") max. Double glazed window, radiator, bulkhead wardrobe.

BATHROOM (REAR)
3.05m x 2.44m (10'0" x 8'0") max. Comprising panelled bath, step-in shower with built-in chrome shower, vanity unit wash hand basin with cupboards below, low level wc, tiled walls and floor, double glazed window, towel warmer/radiator, ceiling downlighters, extractor fan.

LOFT ROOM
5.11m x 4.27m (16'9" x 14'0") max. Very useful space with two double glazed Velux skylights, built-in cupboards and hanging rail, access to eaves storage, power and light, staircase balustrade.

OUTSIDE

GARAGE
13.41m x 4.88m (44'0" x 16'0") max. Double-width detached garage and workshop with power, light and running water, metal up and over door. Vehicular access from Castle Farm Lane.

GARDENS
Delightful south facing c85' rear garden, lawned with borders and raised beds, apple trees, evergreens, cold water tap, shed, timber and concrete post boundary fencing, flagged patio and paths, side gate to/from front. Gated access to garage and carport to rear. Front with block paviored hardstanding, dwarf brick boundary wall, carriage lamp with sensor.

TENURE:
We have been advised by the present owner that the property is Freehold. We would recommend that your conveyancer checks the tenure prior to the exchange of contracts.

COUNCIL TAX:
We have been advised that the Council Tax Band is C. All enquiries to Stockport Metropolitan Borough Council.

ENERGY PERFORMANCE CERTIFICIATE:
The Energy Efficiency Rating is E. Further information is available on request and online.

VIEWING:
Strictly by appointment through Woodhall Properties 0161 483 5100.

OPENING HOURS:
Monday - Thursday 9.00am - 5.30pm, Friday 9.00am - 5.00pm, Saturday 9.00am - 4.00pm and Sunday 12.00pm - 4.00pm





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