



50 Victoria Road, Offerton, Stockport SK2 4AT

Two bed Victorian c1900 middle terrace off Turncroft Lane; close to Vernon and Woodbank Parks, Stockport town centre and motorway network

Asking Price: £145,000



SUMMARY:

Two bed Victorian c1900 middle terrace off Turncroft Lane; close to Vernon and Woodbank Parks, Stockport town centre and motorway network. Some updating will be necessary. GFCH, double glazing. Briefly comprises: sitting room, dining room, kitchen, two bedrooms and bathroom/wc. Rear garden enjoys a southerly aspect.

GROUND FLOOR

SITTING ROOM (FRONT)

11' 10" x 11' 4" (3.61m x 3.45m) max. Double glazed window, cornice, radiator, meter cupboard.

DINING ROOM (REAR)

11' 10" x 11' 6" (3.61m x 3.51m) max. Double glazed window, radiator, cornice, understairs storage/ cloaks cupboard, archway to kitchen.

KITCHEN (REAR)

13' x 6' 3" (3.96m x 1.91m) max. Range of base and wall cabinets, one and a half bowl stainless steel sink unit tap, work surfaces with tiled wall backs, integral cooker of electric oven/grill and gas hob with extractor hood over, plumbed for automatic washing machine, two double glazed windows, ceiling downlighters, ceramic tiled floor, door to rear garden.

FIRST FLOOR

LANDING

BEDROOM 1 (FRONT)

11' 10" x 11' 5" (3.61m x 3.48m) max. Double glazed window, cornice.

BEDROOM 2 (REAR)

11' 4" x 7' (3.45m x 2.13m) max. Double glazed window, radiator, timber panelled walls to dado rail height, plus bulkhead recess with shelving and hanging rails, access to loft space (with fold-down ladder, part boarded and gas combination boiler), latched door.



BATHROOM (REAR)

7' 10" x 4' 8" (2.39m x 1.42m) max. Enamelled bath with electric shower over, pedestal wash hand basin, low level wc, double glazed window, radiator, ceiling downlighters, part tiled walls, part tongue and groove panelling to dado rail height, latched door.

OUTSIDE

GARDENS

Enclosed rear garden enjoying a southerly aspect. Small lawn and flagged patio.

TENURE:

We have been advised by the vendor that the property is Long Leasehold residue of 999 years and subject to a nominal annual ground rent. We would recommend that your conveyancer checks the tenure prior to the exchange of contracts.

COUNCIL TAX:

We are advised that the Council Tax band is A. All enquiries to Stockport MBC.

ENERGY PERFORMANCE CERTIFICATE:

The current Energy Efficiency Rating is band C. Further information is available on request.

VIEWINGS:

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.

