



## 176 Marple Road, Offerton, Stockport SK2 5ES

Four bed c1950's double-fronted detached enjoying large plot with south facing rear garden on this popular thoroughfare. Full programme of modernisation required. No onward chain.

Asking Price: £395,000



## SUMMARY:

Great potential afforded by this four bed c1950's double-fronted detached occupying a good size plot on this popular thoroughfare. A full programme of modernisation will be required with scope to extend (subject to any necessary planning permissions and building regulation approval). GFCH and partial double glazing. The already spacious family living accommodation briefly comprises: hall, cloakroom/wc, through sitting room (open plan to the hall), second reception room, breakfast kitchen, four double bedrooms, bathroom and separate wc. Brick outbuildings include a 30' garage and utility room. A large, well enclosed rear garden enjoys a southerly aspect whilst a wide frontage provides for a driveway with hardstanding. Immediate vacant possession is available with no onward chain.

## GROUND FLOOR

### ENTRANCE HALL

22' 3" x 6' 2" (6.78m x 1.88m) max. Two radiators, open plan staircase to first floor, wide squared opening to sitting room, double glazed window to rear, CH thermostat, timber panelled ceiling.

### CLOAKROOM /WC

7' 5" x 3' 9" (2.26m x 1.14m) max. Low level wc, wash hand basin, radiator, small window, cornice.

### THROUGH SITTING ROOM

22' 3" x 12' 1" (6.78m x 3.68m) max. Double glazed picture window to rear overlooking garden, single glazed window to front, featuring classic 'modern' style marble tiled fireplace and arched hardwood timber panelled ceiling, wall light points, radiator, open plan to hallway.

### RECEPTION ROOM 2 (REAR)

15' x 11' (4.57m x 3.35m) max. Double glazed window and sliding patio door to loggia and rear garden, mirrored wall, radiator, cornice, wall light points.

### BREAKFAST KITCHEN (FRONT)

10' 11" x 10' 9" (3.33m x 3.28m) max. Plus door recess, base cupboards, porcelain sink with mixer tap, tiled work surfaces, electric cooker point, radiator, wood laminate flooring, single glazed window, pine panelled ceiling with downlighters, glazed door to side porch and outbuildings.

## FIRST FLOOR

### LANDING

Staircase balustrade, wood laminate flooring, double glazed window, storage/linen cupboard, access to loft space.

### BEDROOM 1 (REAR)

15' 2" x 11' (4.62m x 3.35m) max. Double glazed window, radiator, cornice, wood laminate flooring.

### BEDROOM 2 (REAR)

12' 2" x 11' (3.71m x 3.35m) max. Double glazed window, radiator, cornice, wood laminate flooring.

### BEDROOM 3 (FRONT)

12' 2" x 10' 10" (3.71m x 3.3m) max. Two double glazed windows, radiator, cornice.

### BEDROOM 4 (FRONT)

11' 5" x 10' 10" (3.48m x 3.3m) max. Two double glazed windows, radiator.

### BATHROOM (FRONT)

6' 6" x 6' (1.98m x 1.83m) max. Corner bath with shower/mixer tap, pedestal wash hand basin, radiator, two double glazed windows, tiled walls, access to rear of linen cupboard, wood laminate flooring.

### SEPARATE WC (FRONT)

6' 3" x 3' 3" (1.91m x 0.99m) max. Low level wc, double glazed window, wood laminate flooring.

## OUTSIDE

### REAR PORCH

Covered walkways to outbuildings, to outside (front and rear) and kitchen with lighting and tiled flooring.

### BRICK UTILITY ROOM

11' 2" x 7' 9" (3.4m x 2.36m) max. Pedestal wash hand basin, plumbed for automatic washing machine, gas central heating boiler, window to rear garden.

### BRICK STORE

9' 2" x 4' 2" (2.79m x 1.27m) max.

### GARAGE

30' 4" x 9' 6" (9.25m x 2.9m) max. Power and light, metal up and over door, inspection pit.

### GARDENS

Good size plot with well enclosed south facing rear garden, laid to lawn with borders. Boundary hedgerows and fencing. Flagged patio. Two timber sheds. Lean-to greenhouse and loggia. Cold water taps. Security nightlighting. Wide frontage with small lawn, raised borders, evergreens, tarmac driveway/hardstanding for a number of motor vehicles.

### TENURE:

We have been advised by the present owners 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 by the present owners that the Council Tax band is F. All enquiries to Stockport MBC.

### ENERGY PERFORMANCE CERTIFICATE:

The Energy Efficiency Performance Rating is band F. Further information is available on request.

### VIEWINGS:

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.

