



## 14 Dysart Street, Great Moor, Stockport SK2 7PE

Well presented and easily managed two bed semi-detached enjoying rear garden with southerly aspect off Buxton Road; close to amenities.

Asking Price: £220,000



## SUMMARY:

Easily managed and well presented two bed semi-detached enjoying well enclosed rear garden with southerly aspect. Situated off Buxton Road, close to all amenities and within a short walk of Stepping Hill Hospital, Woodsmoor railway station, Great Moor Primary School and park. GFCH, double glazing, CWI and alarm. Briefly comprises: hall, sitting room, dining kitchen with integrated cooker, two double bedrooms (both robed) and bathroom/wc. Lawned gardens. Two car hardstanding to side.

## GROUND FLOOR

### ENTRANCE HALL

4' 10" x 4' 4" (1.47m x 1.32m) max. Hardwood panelled front door, radiator, staircase to first floor.

### SITTING ROOM (FRONT)

15' x 8' 8" (4.57m x 2.64m) max. (plus understairs recess and cloaks/storage cupboard) Double glazed window to front, radiator, wood laminate flooring, CH thermostat.

### DINING KITCHEN (REAR)

11' 10" x 11' (3.61m x 3.35m) max. Range of fitted base and wall cabinets incorporating stainless steel sink unit with mixer tap, work surfaces with tiled wall backs, integral cooker of electric oven/grill and gas hob, plumbed for automatic washing machine, wall mounted gas combination boiler, ceiling downlighters, Xpelair, radiator, wood laminate flooring, double glazed window overlooking rear garden, double glazed door to rear garden.

## FIRST FLOOR

### LANDING

Access to loft space (with fold-down ladder, part boarded)

### BEDROOM 1 (FRONT)

12' 4" x 8' 8" (3.76m x 2.64m) max. Plus large bulkhead wardrobe/cupboard, double glazed window, radiator.

### BEDROOM 2 (REAR)

11' 10" x 10' 6" (3.61m x 3.2m) max. Fitted wardrobes with sliding doors and desk/dresser top with shelf and cupboards above, double glazed window, radiator.



### BATHROOM (MIDDLE)

6' 2" x 5' 8" (1.88m x 1.73m) max. Panelled bath with mixer/shower tap, pedestal wash hand basin, low level wc, double glazed window, radiator, ceiling downlighters, Xpelair, part tiled walls.

## OUTSIDE

### GARDENS

Pleasant, well enclosed lawned rear garden with southerly aspect. Flagged paths. Boundaries of timber fencing and high brick wall. Timber shed. Security nightlighting. Side gate to front. Small open plan lawn to front. Double length tarmac driveway to side.

### 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 B. All enquiries to Stockport MBC.

### ENERGY PERFORMANCE CERTIFICATE:

The current Energy Efficiency Rating is band D. Further information is available on request and online.

### VIEWING:

Strictly by appointment only 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

