



## 4 Woodlands Drive, Offerton, Stockport SK2 5AL

Three bed c1930's semi-detached of character enjoying south facing rear garden off Offerton Lane/Marple Road; close to Woodlands Park. Requires modernisation. No onward chain.

Asking Price: £245,000



## SUMMARY:

Three bed c1930's semi-detached of character enjoying south facing rear garden off Offerton Lane/Marple Road; close to Woodlands Park. Requires a programme of modernisation. Electric storage heaters, double glazing. Briefly comprises: porch, hall, two separate reception rooms, kitchen, rear porch, three bedrooms, bathroom and separate w.c. Attached garage. Lawned gardens to front and rear. Block paved driveway and hardstanding to front. **Immediate vacant possession is available with no onward chain.**

## GROUND FLOOR

### ENTRANCE PORCH

6' x 2" (1.83m x 0.61m) max. Double glazed double doors, original period front door to hall (with stained and leaded lights).

### HALL

12' 7" x 5' 10" (3.84m x 1.78m) max. Electric storage heater, staircase to first floor, understairs cupboard (with gas connection), understairs cloaks cupboard.

### SITTING ROOM (FRONT)

12' 5" x 10' 10" (3.78m x 3.3m) max. Into bay with double glazed windows, cornice, electric storage heater.

### DINING ROOM (REAR)

11' 10" x 10' 10" (3.61m x 3.3m) max. Double glazed windows, cornice, electric storage heater.

### KITCHEN (REAR)

8' 9" x 5' 10" (2.67m x 1.78m) max. Base and wall cupboards, stainless steel sink unit with mixer tap, work surfaces with tiled wall backs, electric cooker point, glazed door to rear porch.

### REAR PORCH

7' 6" x 3' 5" (2.29m x 1.04m) max. Window lights and door to rear garden.

## FIRST FLOOR

### LANDING

Double glazed window, staircase balustrade.

### BEDROOM 1 (FRONT)

12' 10" x 10' 9" (3.91m x 3.28m) max. Into bay with double glazed windows, small tiled period fireplace.

### BEDROOM 2 (REAR)

11' 10" x 10' 9" (3.61m x 3.28m) max. Double glazed window, small tiled period fireplace.

### BEDROOM 3 (FRONT)

7' x 5' 10" (2.13m x 1.78m) max. Double glazed window, access to loft space.

### BATHROOM (REAR)

6' x 5' 6" (1.83m x 1.68m) max. Comprising panelled bath, pedestal wash hand basin, HWC cupboard, double glazed window, part tiled walls.

### SEPARATE WC (REAR)

3' 2" x 2' 9" (0.97m x 0.84m) max. Low level WC, double glazed window.

## OUTSIDE

### GARAGE

14' 2" x 9' (4.32m x 2.74m) max. Narrowing to 8'2". Attached brick garage with metal up and over door, power and light. Door to rear garden.

### GARDENS

Well enclosed rear garden enjoying a southerly aspect. Laid to lawn with borders. Cold water tap. Timber and concrete post boundary fencing. Small front garden of lawn with borders. Block paved driveway. Dwarf boundary wall with wrought iron railings and gates.

### 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 MBC.

### ENERGY PERFORMANCE CERTIFICATE:

The current Energy Efficiency rating is band E. The full EPC is available on request.

### VIEWING:

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.

