



10 Wellfield Road, Offerton, Stockport SK2 6AS

Characterful three bed period semi-detached off Dialstone Lane in need of a full programme of modernisation. No onward chain.

Asking Price: £



SUMMARY:

Characterful three bed period semi-detached off Dialstone Lane in need of a full programme of modernisation. Affords great scope for one to refurbish to one's own taste and needs over time. Reroofed, gas fired central heating and double glazing. Briefly comprises: entrance hall, sitting room, dining room, kitchen, cellars, three bedrooms and bathroom/wc with shower. Loft. Detached garage to rear via a joint driveway. The well enclosed rear garden enjoys a southerly aspect. **Immediate vacant possession is available with no onward chain.**

LOCATION:

Shopping, schooling, recreational and public transport facilities serve the immediate area whilst Hazel Grove, Bramhall, Cheadle Hulme, Marple, Romiley, Disley, Poynton, Stockport, Macclesfield, Wilmslow and Manchester Centres, MediaCity UK, Manchester International Airport and access points to the national motorway network are all within comfortable commuting distance.

DIRECTIONS:

From our Hazel Grove office turn left onto the A6 London/ Buxton Road, then right at the fifth set of traffic lights into Dialstone Lane. Turn ninth right into Wellfield Road. No.10 on the right-hand side.

GROUND FLOOR

ENTRANCE HALL

15' 8" x 7' 6" (4.78m x 2.29m) max. Stained and leaded window lights to original front door and windows, radiator, cornice, wall plate rack, staircase to first floor, access to cellar and all rooms.

DINING ROOM (FRONT)

13' 11" x 12' 1" (4.24m x 3.68m) max. Into bay with double glazed windows, radiator, wall mounted gas fire, cornice, picture rail.

SITTING ROOM (REAR)

16' 7" x 12' 1" (5.05m x 3.68m) max. Into bay with double glazed windows and patio door, radiator, cornice, picture rail, wall light points, tiled fireplace with gas fire.

KITCHEN (REAR)

11' 6" x 7' 6" (3.51m x 2.29m) max. Base and wall cabinets, stainless steel sink unit, gas cooker point, plumbed for automatic washing machine and dishwasher, gas CH boiler, double glazed window and door to rear, work surfaces with tiled wall backs, hanging maiden, CH programmer.

CELLARS

Cellar chambers with power, light and water. Gas, electricity and water meters. Consumer unit.

FIRST FLOOR

LANDING

Double glazed window, staircase balustrade, cornice.

BEDROOM 1 (REAR)

17' 2" x 12' 1" (5.23m x 3.68m) max. Into bay with double glazed windows, built in cupboard, small tiled fireplace, picture rail, radiator.

BEDROOM 2 (FRONT)

14' 7" x 12' 1" (4.44m x 3.68m) max. Into bay with double glazed windows, cornice, picture rail, radiator.

BEDROOM 3 (REAR)

10' 10" x 7' 7" (3.3m x 2.31m) max. Double glazed window, radiator, picture rail, access to loft space.

BATHROOM (FRONT)

7' 7" x 7' 7" (2.31m x 2.31m) max. Panelled bath, quadrant shower cubicle with built-in chrome shower, vanity unit wash hand basin with cupboard below, low level wc, radiator, part tiled walls, ceiling downlighters, double glazed window, wall mounted electric wall heater, extractor fan.

OUTSIDE

GARAGE

Detached concrete section garage with up-and-over door.

GARDENS

Rear garden enjoys a southerly aspect, lawned with borders, evergreens and fruit trees. Well enclosed by timber and concrete post boundary fencing. Small front garden. Joint driveway.

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 by the present owner that the Council Tax Band is C. We have been advised by the present owner enquiries to Stockport MBC.

ENERGY PERFORMANCE CERTIFICATE:

The current Energy Efficiency Rating is band (tba). Further information is available on request.

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.

