



Boothby Street, Great Moor, Stockport, SK2

Asking Price **£235,000**

Three Bedrooms

Semi Detached
Lawned Garden to Rear

Excellent Location
Basement

Two Reception Rooms
No Upwards Chain

uPVC Double Glazing & Gas Central Heating

Ian Tonge Property Services are pleased to market for sale this well presented, three bedroomed semi detached property. Situated close to Stepping Hill Hospital and offering excellent access to local amenities and transport links. Briefly the accommodation comprises of:- entrance hallway, lounge, dining room, kitchen and basement. Upstairs consists of a landing, two double bedrooms, one single bedroom and bathroom. There is also a good sized garden to rear with a lawned and hardstanding area. Also worthy of mention is that there is No Upwards Chain.

Entrance Hallway

14'08" (4m 47cm) x 3'0" (91cm)

uPVC entrance door to hallway, parquet flooring, coving to ceiling, dado rail, stairs to first floor.

Lounge

12'0" (3m 65cm) x 10'03" (3m 12cm)

uPVC double glazed window to front aspect, feature electric fire and decorative surround, coving to ceiling, radiator, wall light point, T.V. point, laminate flooring, power points.

Dining Room

13'04" (4m 6cm) x 10'10" (3m 30cm)

uPVC double glazed window to rear aspect, coving to ceiling, radiator, laminate flooring, door through to kitchen, power points.

Kitchen

12'04" (3m 75cm) x 7'04" (2m 23cm)

uPVC double glazed window to side aspect, range of fitted wall and base units with worksurfaces incorporating stainless steel sink and drainer. Built-in electric oven and gas hob with extractor canopy over, integrated dishwasher, fridge and freezer, plumbing for washing machine. Splashback tiling, wall mounted gas central heating boiler, radiator, vinyl flooring, power points.

Basement

12'02" (3m 70cm) x 13'11" (4m 24cm)

With power and lighting.

Landing

13'01" (3m 98cm) x 4'10" (1m 47cm)

Spindle balustrade, storage cupboards and drawers, dado rail, power point, access to loft void.

Bedroom One

12'0" (3m 65cm) x 13'09" (4m 19cm)

uPVC double glazed window to front aspect, radiator, coving to ceiling, laminate flooring, power points.

Bedroom Two

13'02" (4m 1cm) x 8'04" (2m 54cm)

uPVC double glazed window to rear aspect, radiator, laminate flooring, power points.



Bedroom Three

6'10" (2m 8cm) x 7'04" (2m 23cm)

uPVC double glazed window to rear aspect, radiator, laminate flooring, power points.

Bathroom

5'02" (1m 57cm) x 4'09" (1m 44cm)

uPVC double glazed window to side aspect, fitted suite comprising of:- panelled bath with chrome shower over, pedestal hand wash basin, low level W.C. Part tiled walls, radiator, vinyl flooring.

Outside

The rear garden is mainly laid to lawn with a patio area and two sheds. There is a hardstanding frontage with low brickwall and wrought iron entrance gate.



