



Hempshaw Lane, Offerton, Stockport, SK2



497 Hempshaw Lane, Offerton, Stockport, SK2 5TP

Asking Price **£259,950**

Three Bedrooms
Two Reception Roms

Traditional Semi Detached
uPVC Double Glazing & Gas Central Heating

Off Road Parking
Convient Location

Kitchen Extension
Freehold Tenure & Council Tax Band B

Chain Free
Lawned Gardens

Ian Tonge Property Services are delighted to offer for sale this traditional bay fronted semi detached house which is located on a popular road and conveniently situated for the nearby shops, schools and the transport network. The property is chain free and requires some cosmetic modernisation, enabling potential buyers the opportunity to improve to their own standards. The property boasts two separate reception rooms, extended kitchen, three well proportioned bedrooms, uPVC double glazing, gas central heating , lawned gardens and off road parking.

Entrance Porch

8'4" (2m 54cm) x 1'7" (48cm)

uPVC double glazed door, uPVC double glazed windows.

Hallway

13'5" (4m 8cm) x 5'7" (1m 70cm)

Glazed entrance door, staircase leading to the first floor, understairs storage cupboard housing Alpha central heating boiler, radiator, uPVC double glazed window to the side aspect, door to the kitchen and lounge.

Kitchen

12'5" (3m 78cm) x 6'10" (2m 8cm)

uPVC double glazed window to the rear aspect, door to rear porch, range of fitted wall and base units, work surfaces with inset drainer sink unit, extractor hood, four ring gas hob, electric oven, radiator, plumbed for washing machine.

Living Room

12'2" (3m 70cm) x 11'3" (3m 42cm)

uPVC double glazed window to the front aspect, feature fireplace with electric fire, radiator, TV aerial.

Dining Room

11'8" (3m 55cm) x 10'1" (3m 7cm)

Single glazed window to the rear aspect, radiator, electric fire.

Landing

9'1" (2m 76cm) x 2'7" (78cm)

Ranch style balustrade, uPVC double glazed window to the side aspect.

Bedroom One

12'8" (3m 86cm) x 10'2" (3m 9cm)

uPVC double glazed window to the front aspect, radiator.

Bedroom Two

11'9" (3m 58cm) x 8'9" (2m 66cm)

uPVC double glazed window to the rear aspect, radiator, fitted wardrobes.

Bedroom Three

7'0" (2m 13cm) x 6'2" (1m 87cm)

uPVC double glazed window to the front aspect, radiator.

Separate W.C.

2'6" (76cm) x 3'11" (1m 19cm)

Low level W.C., radiator, uPVC double glazed window to the side aspect.

Bathroom

5'6" (1m 67cm) x 6'9" (2m 5cm)

uPVC double glazed window to the rear aspect, coloured suite, panel bath with shower over, pedestal wash basin, radiator.

Outside

To the front aspect there are wrought iron gates, flagged driveway, lawn and

stocked borders. The rear garden is enclosed with flagged patio and path, lawned area, stocked borders, shed and greenhouse.



