



Delamere Road, Stockport, SK2



6 Delamere Road, Great Moor, Stockport, SK2 7JW

Asking Price **£285,000**

Conveniently located 3 bedroom semi detached
Quiet Location

Well maintained throughout
Modern re-fitted bathroom suite

Separate Lounge and Dining Room
EPC rating - D

Gardens to front and rear
Council Tax Band - B

Driveway Parking
Tenure - Freehold

Located a stones throw away from the picturesque Great Moor Park is this neatly presented three bedroom semi-detached family home, situated in the popular Great Moor area, within easy reach of local shops, railway station, Great Moor Primary School and Stepping Hill Hospital. The property has been well maintained over the years, now offering excellent living accommodation presented with neutral decor throughout and having good sized gardens and driveway parking.

Accommodation comprises:- Welcoming entrance hallway with beautiful herringbone hard wood flooring, sitting room, separate dining room, kitchen, three bedrooms - all which being of good size and finally the recently re-fitted bathroom with modern white suite. The attractive rear garden is landscaped for ease of maintenance. There is a neat front garden and driveway parking on the block paved driveway with gated side access, where there is ample usable space.

Advantages include gas central heating by way of Vaillant combi-boiler and some double glazing. A viewing of this wonderful home is highly recommended.

GROUND FLOOR

Entrance Hall

14'4" (4m 36cm) x 6'2" (1m 87cm)

With modern hardwood herringbone flooring, paneled stairs ascending to first floor with storage cupboards under (large of the two having ample shelving and storage space), radiator, ceiling light point, power points. Entrance door with glazed window to the side and top light.

Sitting Room

12'9" (3m 88cm) x 11'3" (3m 42cm)

A bright room, having uPVC double glazed and leaded window to the front elevation, ceiling light point, power points and large square opening with glazed sliding doors through to:-

Dining Room

10'11" (3m 32cm) x 9' (2m 74cm)

Upvc double glazed sliding patio doors to rear, radiator, ceiling light point, power points, serving hatch through to:-

Kitchen

7'8" (2m 33cm) x 8'11" (2m 71cm)

The kitchen had been fitted with a range of cream wall and base level units, with wood effect trim and complimented further by wood effect working surfaces that incorporate the stainless steel sink and drainer unit with mixer tap and tiled splash backs. There is space for a washing machine, fridge/freezer and cooker. Wood effect vinyl flooring, uPVC double glazed window to rear elevation, uPVC double glazed door to side, tall pantry style cupboard, ceiling light point and power points.

FIRST FLOOR

Landing

9'2" (2m 79cm) x 5'7" (1m 70cm)

Upvc double glazed window to side, loft access, built in storage cupboard housing the Vaillant wall mounted combi boiler and offering shelving for storage.

Bedroom 1

12'9" (3m 88cm) x 10'5" (3m 17cm)

With uPVC double glazed and leaded window to the front elevation, ceiling light point (with dimmer switch), power points and radiator.



Bedroom 2

11' (3m 35cm) x 8'11" (2m 71cm)

With uPVC double glazed window to the rear elevation, stripped and revealed floorboards, ceiling light point, power points and radiator. Over head storage.

Bedroom 3

8'11" (2m 71cm) x 7'5" (2m 26cm)

A good sized third bedroom having uPVC double glazed and leaded window to the front elevation, stripped and revealed floorboards, ceiling light point, power points and radiator.

Bathroom

5'3" (1m 60cm) x 8'7" (2m 61cm)

A spacious bathroom having been refitted with a modern white suite comprising 'P' shaped bath with hot and cold mixer tap and shower over, pedestal wash hand basin with hot and cold mixer tap, low level WC with continental style flusher, wall mounted chrome towel radiator, ceiling light point, two uPVC double glazed windows to the rear elevation, tile effect laminate flooring, part tiled walls.

OUTSIDE**Front & Rear Garden**

Dwarf boundary wall, wrought iron access gates, shaped flower beds, block paved driveway leading to secure side gate, giving access to the side of the property and rear garden. There is a wide flagged patio to the immediate rear of the property with abundantly stocked raised flower beds, shrubs and bushes, circular ornamental patios. Enclosed by fence and hegerows. Cold water tap.

Driveway Parking**AGENTS NOTES**

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