



Sunwell Terrace, Marple, Stockport, SK6



# 15 Sunwell Terrace, Marple, Stockport, SK6 7JP

Asking Price **£225,000**

End Terraced Cottage Style Rear Garden Popular & Convenient Location Freehold Tenure & EPC D Kitchen With Separate Utility Room Space To Park At The Front Of The Property Two Good Sized Bedrooms uPVC Double Glazing & Gas Central Heating

Ian Tonge Property Services are delighted to offer for sale this attractive two double bed roomed end terraced house which is located on the fringe of Hawk Green and Marple, which offers spacious living accommodation with the bonus of a cottage style garden front and rear and space to park outside the front of the property. The accommodation briefly comprises of a vestibule, lounge, dining kitchen with store cupboard, utility room, landing, two good sized bedrooms and bathroom suite. The property also benefits from uPVC double glazing and gas central heating.

## Vestibule

2'7" (78cm) x 3'3" (99cm)

Composite entrance door with window above, glazed door to the lounge.

## Lounge

11'7" (3m 53cm) x 14'3" (4m 34cm)

uPVC double glazed window to the front aspect, focal fireplace with gas fire, radiator, meter cupboards.

## Dining Kitchen

12'4" (3m 75cm) x 14'3" (4m 34cm)

uPVC double glazed window to the rear aspect, fitted base units with work surfaces and inset drainer sink unit, wall mounted Alpha central heating boiler, radiator, large under stairs storage cupboard, door to the utility room.

## Utility Room

7'4" (2m 23cm) x 4'5" (1m 34cm)

uPVC double glazed window, uPVC door to the garden, plumbed for washing machine.

## Landing

5'4" (1m 62cm) x 6'11" (2m 10cm)

Loft access.

## Bedroom One

11'9" (3m 58cm) x 14'3" (4m 34cm)

uPVC double glazed window to the front aspect, radiator, laminate floor.

## Bedroom Two

14'1" (4m 29cm) x 6'11" (2m 10cm)

uPVC double glazed window to the rear aspect, radiator.

## Bathroom

9'9" (2m 97cm) x 4'2" (1m 27cm)

uPVC double glazed window to the rear aspect, white suite comprising of low level W.C., pedestal wash basin, panel bath with mixer tap, radiator, storage cupboard, laminate flooring, part tiled walls.

## Outside

To the front aspect there is a small forecourt. To the rear there is an enclosed cottage style garden with small lawned area with borders, patio sitting area, outside tap.



