



15, Bonis Crescent, Great Moor, Stockport SK2 7HH

Much improved and well-presented c1930's three bed semi-detached
on this small cul-de-sac off Buxton Road

Asking Price: £

WOODHALL
— PROPERTIES —

FEATURES:

Much improved and well-presented c1930's three bed semi-detached on small cul-de-sac off Buxton Road; close to Stepping Hill Hospital complex and the amenities of Great Moor and Hazel Grove centres. Benefits from gas fired central heating, double glazing, cavity wall insulation and alarm. Briefly comprises: hall, two separate reception rooms, fitted kitchen with range cooker and integrated appliances, three bedrooms and refitted contemporary bathroom/wc with shower. Attractive c75' well enclosed and landscaped rear garden. Double-width hardstanding to front.

LOCATION:

Good shopping, schooling, recreational and public transport facilities serve the immediate area whilst Hazel Grove, Marple, Disley, Poynton, Bramhall, Stockport, Macclesfield, Wilmslow and Manchester Centres, MediaCity UK, 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 Road in the direction of Stockport. Proceed through four sets of traffic lights before turning then first right, between the shops, into Bonis Crescent. No. 15 is on the left hand side.

GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALL

Cornice, picture rail, radiator, double glazed and leaded front door (composite) and window, meter cupboard housing electricity consumer unit, staircase to the first floor, central heating thermostat, understairs cupboard.

CLOAKROOM/WC

Low level wc, wash hand basin, double glazed window, extractor fan, wall mounted gas combination boiler.

SITTING ROOM (Front)

13'10 x 11'11 (4.21m x 3.62m) max. Into bay with double glazed windows, attractive period fireplace surround with inset living flame coal effect gas fire with tiled back and hearth, radiator, picture rail.

DINING/MORNING ROOM (Rear)

12'9 x 11'7 (3.88m x 3.52m) max. Double glazed double doors (opening to the garden patio), attractive period fireplace surround with inset coal effect living flame gas fire with tiled back and hearth, radiator, picture rail.

KITCHEN

15'10 x 6'3 (4.82m x 1.90m) max. Range of fitted base and wall cabinets incorporating stainless steel sink unit, work surfaces with tiled wall backs, integral fridge/freezer, Rangemaster Toledo range cooker with double oven/grill and five ring gas hob and hotplate with extractor hood over, plumbed for automatic washing machine, two double glazed windows and door to the rear garden, radiator.

FIRST FLOOR

LANDING

Double glazed window, staircase balustrade, and access to the loft space (with fold-down ladder, electric light and boarded).

BEDROOM 1 (Front)

12' x 11'11 (3.65m x 3.62m) max. Double glazed window, radiator, and picture rail.

BEDROOM 2 (Rear)

12'1 x 11'6 (3.67m x 3.49m) max. Double glazed window, radiator, and picture rail.

BEDROOM 3 (Front)

7'4 x 6' (2.23m x 1.83m) max. Double glazed window, radiator.

BATHROOM

Comprises contemporary white and chrome suite of panelled bath with built-in shower over of fixed 'rain-head' with hand-held spray, vanity unit wash hand basin with cupboard below, low level wc, double glazed window, tiled walls and floor, chrome finished towel warmer/radiator.

OUTSIDE

GARDENS

Delightful c75' rear landscaped garden with lawn, patios, two timber sheds, planted borders and rockeries, evergreens, cold water tap, security nightlights, well enclosed by timber and concrete post boundary fencing, flagged paths and patio, side gate. Front landscaped with block paved hardstanding for motor vehicles, dwarf brick boundary wall and ornamental railings.

TENURE:

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. All enquiries to Stockport MBC 0845 1297010.

ENERGY PERFORMANCE CERTIFICATE

The current Energy Efficiency rating for this property is Band D. Further information is available on request.

SELLING:

Phone **Woodhall Properties** for a free marketing appraisal to include a valuation for selling purposes.

VIEWING:

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

