



3, Leyburne Road, Offerton, Stockport SK2 6BA

Three bed c1950's semi-detached occupying a corner plot
and enjoying south-westerly aspect to the side and rear

Asking Price: £



FEATURES:

Three bed c1950s semi-detached on corner plot enjoying south westerly aspect to the side and rear, off Stainburne Road. Benefits from gas fired central heating, double glazing and cavity wall insulation. Briefly comprises: porch, hall, two reception rooms, kitchen, three bedrooms, shower room and separate wc. Garage, carport and hardstanding to the rear. Lawned gardens to front and side.

LOCATION:

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 on to the A6/London/Buxton Road in the direction of Stockport turning right at the fifth set of traffic lights into Dialstone Lane. Turn then sixth right into Lisburne Lane, first left into Stainburne Road and first right into Leyburne Road. No. 3 is on the left hand side, on the corner.

GROUND FLOOR

ENRTRANCE PORCH

Double glazed front door and windows, gas and electricity meter cupboards.

ENTRANCE HALL

Glazed hardwood panelled door, staircase to the first floor, radiator, central heating thermostat, glazed panelled doors to all rooms.

SITING ROOM (Front)

14' x 11'10 (4.26m x 3.59m) max. Into bay with double glazed windows, tiled fireplace with electric fire and radiator.

DINING ROOM (Rear)

11'10 x 10'5 (3.59m x 3.17m) max. Double glazed window, radiator.

KITCHEN (Rear)

8'5 x 7'4 (2.56m x 2.23m) max. Range of base and wall cabinets incorporating stainless steel sink unit and work surfaces with tiled wall backs, split level cooker of electric oven and hob, plumbed for automatic washing machine and dishwasher, understairs recess, double glazed window and door to the rear/side gardens, gas central heating boiler.

FIRST FLOOR

LANDING

Access to the loft space, double glazed window, staircase balustrade.



BEDROOM 1 (Front)

14'6 x 10'7 (4.42m x 3.22m) max. Double glazed window and radiator.

BEDROOM 2 (Rear)

11'11 x 10'5 (3.62m x 3.17m) max. Double glazed window, radiator, and built-in cupboard/wardrobe.

BEDROOM 3 (Front)

10 x 7'5 (2.39m x 2.25m) max. Double glazed window, and radiator.

SHOWER ROOM

Quadrant shower cubicle with built-in shower, pedestal wash hand basin, hot water cylinder airing cupboard, double glazed window, part tiled walls.

SEPARATE WC

Low level wc, double glazed window.

OUTSIDE

GARAGE

Detached concrete section garage with power, light, up-and-over door and side door to the patio garden. Carport to the side,

GARDENS

Corner plot with side and rear having a south-westerly aspect, small rear patio garden flagged, planted bed, lawned gardens to the side and rear with planted borders. Concrete imprinted paths, cold water tap. Double-width driveway/hardstanding.

TENURE:

We have been advised by the present owner that the property is Freehold. 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 is Band D. Further information is available on request.

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

Sunday 12.00pm - 4.00pm

