



## 2 Lockton Close

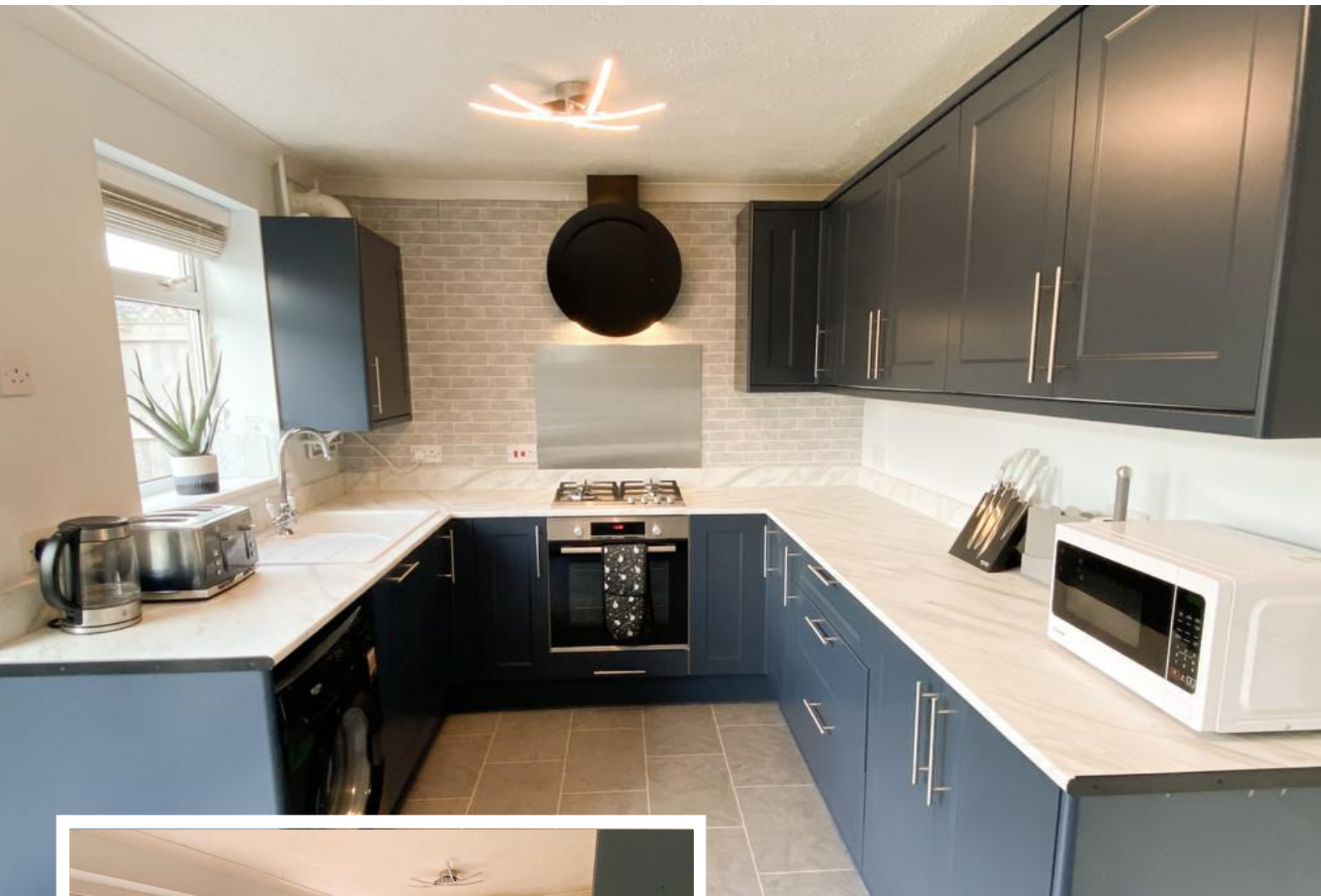
South Reddish, Stockport, SK5 7SU

- Large Corner Plot
- Brand New Bathroom Fitted
- Modern Fitted Quality Kitchen
- Great Sized Enclosed Rear Garden

**Guide Price £280,000**

EPC Rating '66'





## Property Description

Joules are pleased to bring to the market this well presented and deceptively spacious three bedroom semi detached property. Situated in a corner plot and enjoying large gardens capable of carrying an extension/conservatory (subject to all permission/regs). The property briefly comprises: Entrance porch, spacious lounge, dining kitchen with a good range of recently fitted units and integrated appliances. Upstairs are three bedrooms and a soon to be newly fitted bathroom.

Outside there is lawned front garden and driveway providing off road parking, double gates open to the side garden giving further parking (if the large garden shed is moved). To the rear is an enclosed predominantly lawned rear garden.

This property needs to be viewed to fully appreciate everything it has to offer.

### ENTRANCE PORCH

Double glazed door and windows, tiled floor, central heating radiator, semi glazed door to lounge



#### LOUNGE

15' 7" x 14' 4" (4.75m x 4.37m) Maximum Measurements. Well presented room. feature fireplace housing pebble effect electric fire. laminated floor, central heating radiator, ceiling coving, double glazed window to the front elevation, open chrome balustrades to staircase. door to kitchen

#### DINING KITCHEN

14' 7" x 8' 3" (4.44m x 2.51m) Recently refitted kitchen with a good range of modern units in matt blue with marble effect work surfaces and upstands. White single drainer sink unit with swan mixer tap, cupboard below, further base, drawer and eye level units. Built in Bosch electric oven, four ring stainless steel gas hob over and contemporary style extractor above. Stainless steel splash back. Wall mounted boiler concealed behind a wall unit. Integrated dishwasher. Plumbed and access for an automatic washing machine. . Double glazed French doors and double glazed window to the rear garden. Door to handy understairs storage.



#### FIRST FLOOR

##### STAIRS AND LANDING

Double glazed window to the side elevation, doors to all first floor rooms. Open chrome balustrades to stairwell. loft hatch



##### BEDROOM ONE

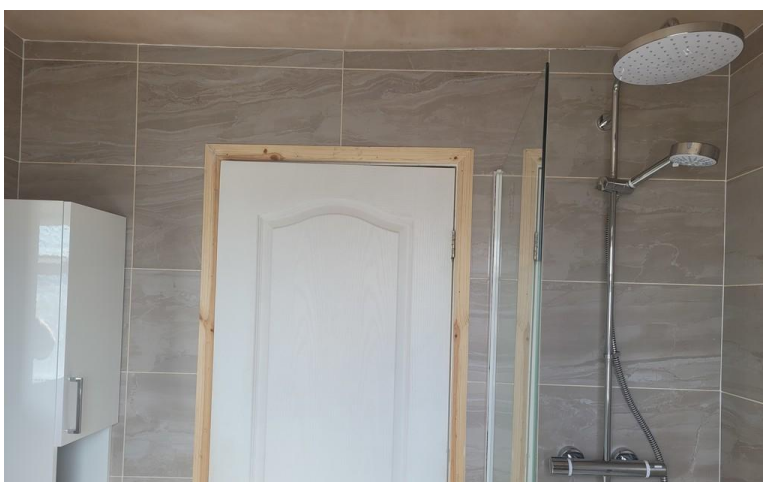
13' 8" x 8' 4" (4.17m x 2.54m) Double glazed window to the front elevation, range of fitted wardrobes and bridging unit cupboards. Central heating radiator

##### BEDROOM TWO

10' 1" x 7' 4" (3.07m x 2.24m) Plus door recess. Double glazed window to the rear elevation, central heating radiator

##### BEDROOM THREE

7' 2" x 5' 8" (2.18m x 1.73m) Plus door recess and cupboard. Double glazed window to the front elevation, central heating radiator. Large bulk-head storage cupboard with plug.



#### BATHROOM

Brand new white three piece suite bathroom being installed by B&Q. See CGI for more details. Vanity wash hand basin, back to wall WC. Panelled bath with Mira rain head shower over, shower screen. Chrome effect heated towel rail. Bathroom cabinets, tiled walls and floor

#### OUTSIDE

#### FRONT GARDEN



Shaped lawn with shrubs and bushes to borders. printed concrete driveway providing off road parking, timber double gates giving vehicle access to further parking area (subject to the moving of a large garden shed)

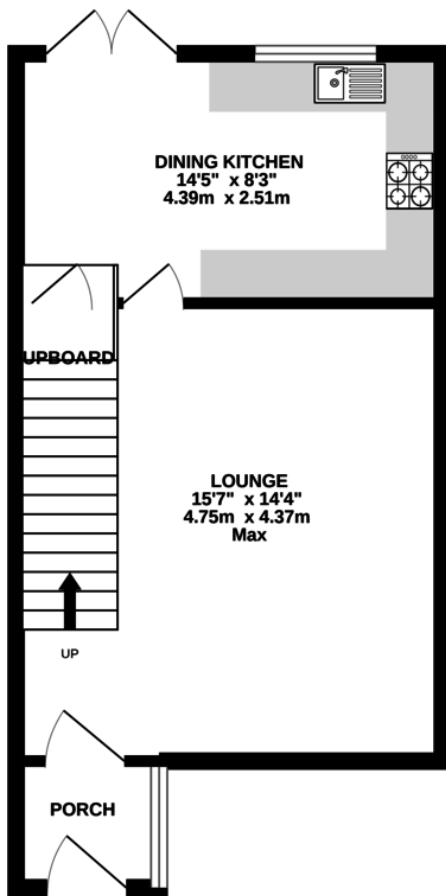
#### SIDE AND REAR GARDEN

Printed concrete patio abutting the property and pathway to the bottom of the garden. Shaped lawn. flower beds to borders. Fenced boundaries. Large garden shed.

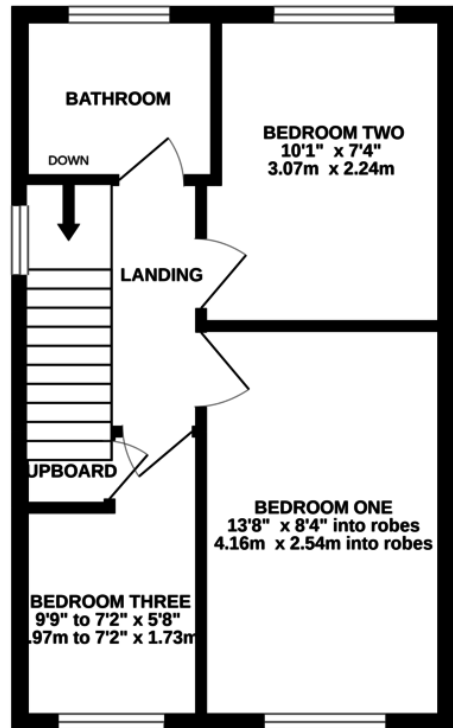




GROUND FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		

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