



30, Hayburn Road, Offerton, Stockport SK2 5DB

Greatly improved and impeccably presented four bed c1970's detached enjoying delightful landscaped rear garden with south-westerly aspect

Asking Price: £



FEATURES:

Greatly improved and impeccably presented four (double) bed c1970's detached enjoying a delightful, landscaped rear garden with a south-westerly aspect; off Marple Road. Benefits from gas fired central heating, double glazing, cavity wall insulation, alarm and CCTV. The deceptively spacious family accommodation briefly comprises: entrance porch, interconnecting sitting room, dining room and orangery, kitchen, utility room and downstairs wc, master bedroom with en-suite shower room/wc, three further bedrooms (all fitted) and lux family bathroom/wc with shower. Integral garage with remote controlled electronic door. Double-width gated driveway/hardstanding. Well enclosed and quite private rear garden. Immediate vacant possession is available with no onward chain.

LOCATION:

Shopping, schooling, recreational and public transport facilities serve the immediate area whilst Hazel Grove, Marple, Disley, Poynton, Bramhall, Cheadle, 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. At the fifth set of traffic lights turn right into Dialstone Lane then right at next set of traffic lights into Hillcrest Road. Follow the road around the roundabout and continue to the T-junction with Marple Road. Turn left onto Marple Road then second right into Montagu Road and left into Hayburn Road. No 30 is down on the left hand side

GROUND FLOOR

ENTRANCE PORCH

Double glazed windows and front door with leaded light, tiled floor, double glazed inner door.

SITTING ROOM (Front)

17'8 x 14'10 (5.38m x 4.52m) max. Double glazed picture window to the front, attractive contemporary oak and reinforced glass staircase to the first floor, wall mounted living flame electric fire, two radiators, wall light points, cornice, central heating thermostat, double glazed window to the side, understairs cloaks cupboard, 'Distinctive' luxury vinyl flooring (continued through to orangery), glazed oak panelled double doors to the dining room and door to box room/cupboard.

DINING ROOM (Rear)

10'4 x 9'3 (3.14m x 2.81m) max. Wide, squared opening to the orangery, two radiators, cornice, glazed panelled door to the kitchen.

ORANGERY (Rear)

10'3 x 8'2 (3.12m x 2.49m) max. Double glazed windows and door to the rear garden with integral blinds, integral roof blinds and radiator.

KITCHEN (Rear)

9'10 x 8'9 (2.99m x 2.66m) max. Fitted base and wall cabinets incorporating one and a half bowl stainless steel sink unit with mixer tap, work surfaces with tiled wall backs, integral dishwasher, recess for range cooker with overhead extractor, pelmet downlighters, ceramic tiled floor, double glazed window overlooking the rear garden, double glazed door to the utility room and wc.

UTILITY ROOM (Rear)

10'6 x 6'5 (3.19m x 1.95m) max. Base and wall cabinets, work surface, plumbed for automatic washing machine, ceramic tiled floor, internal door to the wc, double glazed external door and window.

DOWNSTAIRS WC

Low level wc, wash hand basin, double glazed window, ceramic tiled floor.

FIRST FLOOR

LANDING

Contemporary oak and reinforced glass balustrade, double glazed window, radiator, cornice.



MASTER BEDROOM 1 (Front)

12'9 x 8'10 (3.88m x 2.69m) max. Fitted wardrobes with overhead cupboards, bedside cabinets and illuminated shelving, double glazed window, radiator, cornice, ceiling downlighters, door to the en-suite.

EN-SUITE

8'10 x 4'7 (2.69m x 1.40m) max. Comprises white and chrome contemporary suite of quadrant shower cubicle with built-in chrome shower, vanity unit wash hand basin with cupboard below, low level wc, tiled walls, double glazed window, chrome finished towel warmer/radiator, ceiling downlighters.

BEDROOM 2 (Rear)

13' x 10' (3.96m x 3.04m) max. Fitted wardrobes with overhead cupboards and bedside cabinets, double glazed window, radiator, ceiling downlighters.

BEDROOM 3 (Rear)

11'10 x 10' (3.59m x 3.04m) max. Fitted wardrobes with overhead cupboards and bedside cabinets, double glazed window, radiator.

BEDROOM 4 (Front)

9'10 x 9'10 (2.99m x 2.99m) max. Fitted wardrobes and shelving, double glazed window, radiator, access to the loft space.

FAMILY BATHROOM

Contemporary white and chrome suite of Laufen corner panelled bath, double width shower cubicle with built-in chrome shower, Svedberg vanity unit wash hand basin with drawers below, Villeroy & Boch low level wc, tiled walls, double glazed window, contemporary towel warmer/radiator, chrome ceiling downlighters and extractor fan.

OUTSIDE

GARAGE

Integral single garage with electronically and remotely operated up-and-over door, gas and electric meters, electricity consumer unit, wall mounted Baxi combination gas central heating boiler, power and light.

GARDENS

Delightful well enclosed landscaped rear garden enjoying a south-westerly aspect, Indian stone flagged patio, small lawn, planted and raised beds, evergreens, rockery, ornamental pond, small deck, newly installed timber summerhouse, external power and nightlighting, boundary hedgerows and fencing, side gates to the front, cold water tap, access door to the rear of the garage. Front hard landscaped with double-width concrete imprinted driveway hardstanding, decorative flower bed with evergreens, brick boundary wall with wrought iron gates.

TENURE:

We have been advised 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 E. All enquiries to Stockport MBC 0845 1297010.

ENERGY PERFORMANCE CERTIFICATE

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

