



3, Athens Street, Offerton, Stockport SK1 4DX

Improved two bed Victorian c1900 mid-terrace off Hall Street

Asking Price: £



FEATURES:

Improved two bed c1900 Victorian mid terrace off Hall Street; close to town centre and motorway links. Benefits from gas fired central heating and double glazing. Briefly comprises: vestibule, sitting room, dining room open to kitchen with integral cooker, cellar, two bedrooms (master robed) and bathroom/wc with shower. Well enclosed flagged yard to rear.

LOCATION:

Shopping, schooling, recreational and public transport facilities serve the immediate area whilst Hazel Grove, Marple, Bredbury, Disley, Poynton, Bramhall, The Cheadles, Reddish, 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/Buxton Road then right at the fourth set of traffic lights into Dialstone Lane. Continue through the second set of traffic lights into Banks Lane then left at the top into Offerton Lane/Hall Street. Take the fifth turning on the left into Webb Lane Lane then right into Gorsey Mount Street. At the end turn left into Athens Street and no. 3 is on the left hand side.

GROUND FLOOR

ENTRANCE VESTIBULE

Double glazed front door and window light, wood laminate flooring, glazed pine panelled door to the sitting room.

SITTING ROOM (Front)

12'2 x 11'4 (3.70m x 3.44m) max. Contemporary fireplace with inset 'pebble effect' living flame gas fire, polished granite back and hearth, double glazed window, wood laminate flooring, radiator, pine panelled door to the rear.

DINING ROOM (Rear)

12'2 x 11'5 (3.70m x 3.47m) max. Double glazed double doors to the rear garden, cornice, radiator, pine panelled door to the cellar, squared opening to the kitchen, pine panelled door to the front, wood laminate tiled floor.

KITCHEN (Rear)

10'9 x 6'5 (3.27m x 1.95m) max. Range of fitted base and wall cabinets incorporating stainless steel sink unit with mixer tap, work surfaces, integral cooker of electric oven/grill and hob with extractor hood over, plumbed for automatic washing machine, wall mounted gas combination boiler, single glazed window, wood laminate tiled floor.

CELLAR

Single chamber with electric lighting, gas and electricity meters and consumer unit.



FIRST FLOOR

LANDING

Access to the loft space.

BEDROOM 1 (Front)

12'2 x 11'5 (3.70m x 3.47m) max. Built-in wardrobe and cupboards, double glazed window, radiator, wood laminate flooring, and pine panelled door.

BEDROOM 2 (Rear)

11'6 x 6' (3.49m x 1.83m) max. Double glazed window, radiator, wood laminate flooring, and pine panelled door.

BATHROOM

Comprises contemporary white and chrome suite of panelled bath with chrome shower fitting, wash hand basin, low level wc, part tiled walls, radiator, double glazed window, ceiling downlighters, extractor fan.

OUTSIDE

GARDENS

Well enclosed and flagged rear yard with cold water tap, brick store, boundary walls and timber gate to the rear. Small front.

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 A. All enquiries to Stockport MBC 0845 1297010.

ENERGY PERFORMANCE CERTIFICATE

The current Energy Efficiency Rating 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

Sunday 12.00pm - 4.00pm

