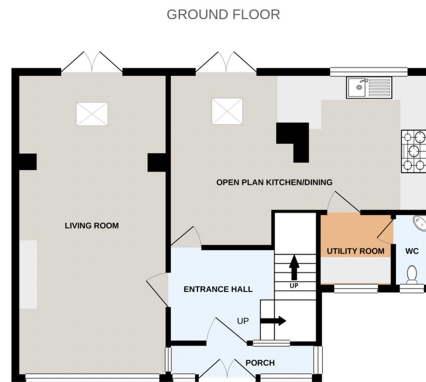


11 Bossington Close, Offerton, Stockport, Cheshire SK2 5BE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Hitegraph 11/2020

Services (Not tested)
Mains electricity, gas and water

Local Authority
Stockport Borough Council

Tenure
To Be Advised

Postcode
SK2 5BE

Possession
Vendor In Occupation

Viewing
By appointment only. For further information, particulars to view please contact a member of staff at Harvey Scott.

Mortgage Information
Our financial advisor will be informed of all offers made. He has vast experience in all areas of financial services including mortgages, insurance etc. The mortgage advice given is completely independent, and may well save you money and speed up the whole sales transaction.

Written quotations are available on request.

Free valuations on request.

- Well presented Semi-detached property
- Four Bedrooms and large living room
- Downstairs WC & First Floor Family Bathroom
- Modern Open Plan Kitchen/Diner
- Separate Utility Room
- uPVC Double Glazed & GCH
- Double extension to side and single extension to rear
- Viewings are Essential to Appreciate this Property

£ 325,000

www.harveyscott.com

Misdescriptions Act 1967. These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of any offer or contract - services and appliances referred to have not been tested, and cannot be verified as being in working order. Furthermore you should seek confirmation from a solicitor in respect of moveable items described in the sales particulars, that they are in fact included in the sale. All dimensions, description and photographs are for guidance only and are not a complete representation of the property, reference to condition and necessary permissions for use of occupation and other details are given without responsibility, we advise that any intending purchasers or tenants should satisfy themselves by inspection or other means you may have. No person in the employment of Harvey Scott Ltd has any authority to make or give any representation or warranty whatsoever in relation to the property.

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Other offices at: Bollington - 01625 576222 - Macclesfield - 01625 869222

Harvey Scott are pleased to bring to the market this four bedroomed, semi-detached, extended property; double extension to side and single extension to rear, located in the popular and convenient location of Offerton. The property in brief comprises of a useable porch, entrance hallway, stairs to first floor landing with access off to the living room, open plan dining room to kitchen with patio doors leading out to rear garden, utility room, and downstairs W/C. The first floor landing provides access off to bathroom, bedroom one and en-suite, bedroom two, three and four. The property benefits from gas central heating and double glazing. Rear garden which is accessed via a side gate off from the driveway where you can park two cars. Viewings are essential to appreciate this property.

Location

Offerton offers a range of quality shops suitable for most day to day requirements and the area also boasts a good range of social and recreational facilities, good local schools cater for children of all ages. Ideal for the commuter, the area is especially well placed for easy access to the business centres of Stockport and Manchester. Stockport train station offers a fast commuter service with routes to the North and the South of the UK. The local M60 provides access to all major motorways including the M56 and the M6. Stockport Town Centre has so much to offer with its thriving shopping centre and local market. Manchester International airport is approximately 10 miles away.

Ground Floor

Porch
uPVC double glazed door and window, tiled flooring leading to hallway.

Hallway
7' 2" x 7' 7" (2.18m x 2.31m) Max. New solid wood door and stained glass window to front elevation, stairs to first floor, ceiling light, Wifi, gas central heating radiator leading off to reception room one, dining room, cloakroom under stairs, open plan to kitchen, leading off to utility room and WC.



Living Room
24' 8" x 10' 1" (7.52m x 3.07m) Max. uPVC double glazing to front elevation, 2 gas central heating radiators, eight ceiling spot lights, power points, electric fire, TV points, uPVC French doors leading out into the rear garden.



Dining Room
15' 8" x 7' 2" (4.78m x 2.18m) Max. Velux window, French doors leading out to rear garden, wifi, ceiling light, power points, under stairs storage, open plan to kitchen.



Kitchen
12' 3" x 9' 1" (3.66m x 2.77m) Max. uPVC double glazed window to rear elevation, six ceiling spot lights. Fitted with a range of wall and base units, post form laminate worktop, one and half bowl stainless steel sink with drainer and mixer tap, space for 6 ring electric Flavel double oven and grill with Belling extractor fan above, splash back tiling, space for dish washer, space for large fridge/freezer leading off to utility room.

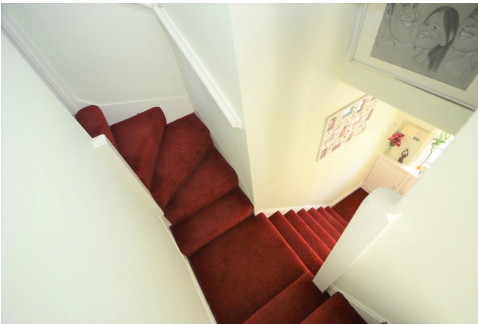


Utility Room
4' 3" x 5' 6" (1.30m x 1.68m) Max. uPVC double glazed window to front elevation, 2 ceiling lights, power points, worktop with under counter space and plumbing for washing machine and tumble dryer, gas central heating radiator, leading off to WC.

WC
4' 4" x 2' 6" (1.32m x 0.76m) Max. uPVC double glazed frosted window to front elevation, tiled walls. Fitted with a two piece suite comprising of low level WC and wash hand basin, ceiling light, Glow Worm wall mounted boiler.

First Floor

Landing
2' 1" x 10' 8" (0.64m x 3.25m) Max. Two ceiling lights, split level landing leading off to master bedroom with en-suite, bedroom two, three, bathroom and loft hatch.



Master Bedroom
9' 2" x 12' (2.79m x 3.66m) Max. uPVC double glazed window to rear elevation, four ceiling lights, power points, TV point, gas central heating radiator, built-in wardrobes, leading off to en-suite.



En-Suite
4' 6" x 9' 2" (1.37m x 2.79m) Max. Two uPVC double glazed frosted windows to front elevation,, two ceiling lights, tiled walls and floor. Fitted with a three piece suite in white comprising of low level WC, wash hand basin inset into storage, walk-in shower and heated towel rail.

Bedroom Two
11' 4" x 10' 1" (3.45m x 3.07m) Max. uPVC double glazed window to front elevation, four ceiling lights, power points gas central heating radiator, built-in wardrobes.



Bedroom Three
7' 6" x 10' 4" (2.29m x 3.15m) Max. uPVC double glazed window to rear elevation, power points, ceiling light and gas central heating radiator.



Bedroom Four
6' 5" x 7' 3" (1.96m x 2.21m) Max. uPVC double glazed window to rear elevation, three ceiling spot lights, power points, built-in wardrobes and gas central heating radiator.

Bathroom
6' 6" x 7' 3" (1.98m x 2.21m) Max. uPVC double glazed window to front elevation, four ceiling spot lights, partly tiled walls, heated towel rail. Fitted with a three piece suite in white comprising of low level WC, wash hand basin inset into storage, bath with shower above.



External

Front
Rear Garden
Pebbled seating area leading off to lawned and paved area surround by tall fence and hedgerows, borders and bedding plants. Outside water tap, security light, wooden shed and storage container, gated access to side elevation for disposal of bins.

