



**38 Hall Pool Drive, Offerton, Stockport, Cheshire
SK2 5ED**



Services (Not tested)
Mains electricity, gas and water

Local Authority
Stockport Borough Council

Tenure

Leasehold

Postcode

SK2 5ED

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.

- Four Bedroomed Detached Property
- Three Receptions, Open Plan Kitchen Breakfast Room, Utility Room
- Three Bathrooms & Downstairs WC
- Well Tended Gardens to Front & Rear

- Driveway Parking for up to Four Cars, Double Garage
- Set Within a Well Established Residential Estate, Property Backs onto Woodland Walks
- Viewing Essential to Appreciate Size & Condition of Property

£ 450,000 Guide Price

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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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** A Must See **

Harvey Scott are pleased to bring to the market this well presented substantial four bedroom detached property, situated on the well established St. John's Wood. The property comprises of entrance hallway leading to the living room, reception room two, conservatory/garden room, kitchen/breakfast room, cloak room, utility room and downstairs w/c. To the first floor there are two master bedrooms each with en-suite. Third double bedroom with access to a modern fitted four-piece, extended, family bathroom, (bathroom is also accessible from the main landing) and a fourth double bedroom. The property benefits from gas central heating as well as being full uPVC double glazed. Externally to the rear of the property there is a well proportioned garden, enclosed with wood panelled fencing, raised deck area and patio area with access to side and front elevations. To the front of the property there is a driveway, parking for up to four vehicles as well as a double garage with power, light and storage. The property has the added benefit of being located within five minutes walk to open woodland and access to the Goyt valley walks and views. Viewing is essential to appreciate the property and location. To Book Viewing Appointment Tel: 0161 483 4444

Location

The property is situated in one of Cheshire's most popular districts. 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 areas are 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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 to 100) A			(92 to 100) A		
(81 to 91) B			(81 to 91) B		
(69 to 80) C			(69 to 80) C		
(55 to 68) D			(55 to 68) D		
(39 to 54) E			(39 to 54) E		
(21 to 38) F			(21 to 38) F		
(1 to 20) G			(1 to 20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC		England, Wales & N.Ireland	EU Directive 2002/91/EC	

Ground Floor

Hallway

Entrance hallway, smoke alarm, power, points, telephone points, leading to living room, kitchen/breakfast, stairs to first floor landing.

Living Room

16' 9" x 11' 6" (5.11m x 3.51m) Max. uPVC Double glazed bay window to front elevation, two gas central heating radiators, two wall lights, centre ceiling lights, gas fire with stone and base surround, TV and phone point, double door to dining/garden room.



Reception Room Two

11' 3" x 10' (3.43m x 3.05m) uPVC sliding doors leading into conservatory/garden room, centre ceiling light, floor to ceiling gas central heating radiator.



Garden Room/Conservatory

12' x 10' 5" (3.66m x 3.18m) Double doors leading to living room. Gas central heating radiator, two wall heaters, ceiling light, wall light, power points. uPVC Double Glazed conservatory extension with French Doors leading out to rear garden.



Breakfast Room

8' 9" x 11' 7" (2.67m x 3.53m) Max. uPVC double glazed French doors leading out to rear garden, gas central heating radiator, centre ceiling light, leading off to open plan kitchen.



Kitchen

9' 8" x 11' 7" (2.95m x 3.53m) Max. uPVC double glazed window to rear elevation, a range of wall and base units featuring post form laminate worktops, splash back tiling, 1.5 sink and mixer tap, integrated electric oven four ring gas hob with extractor above, integrated fridge/freezer, plumbed for dishwasher, four spot ceiling down lighters, central lighting, leading off to downstairs WC, and utility room.

En-Suite

6' 4" x 5' 8" (1.93m x 1.73m) Max. uPVC double glazed window to front elevation, gas central heating radiator, four spot ceiling lights, fitted with a three piece suite in white comprising of low level WC, wash hand basin with storage below, walk in thermostatic shower, gas central heating radiator and extractor fan.



Utility Room

4' 9" x 8' 9" (1.45m x 2.67m) Max. uPVC double glazed window to side elevation, double glazed door leading to rear garden, fitted with a range of wall and base units, post form laminate worktop, splash back tiling, inset sink with mixer tap, plumbed for washer dryer, power points, extractor fan, wall mounted boiler, access to WC.

Bedroom Two

17' 3" x 14' 8" (5.26m x 4.47m) Max. uPVC double glazed recessed bay window to front elevation, gas central heating radiator, centre ceiling light, TV point, power points and access to en-suite.



En-Suite

uPVC double glazed window to front elevation, gas central heating radiator, centre ceiling light, featuring a three piece suite in white comprising of low level WC, wash hand basin, thermostatic walk in shower, extractor fan.

Downstairs WC

Two piece suite in white comprising of low level WC, wash hand basin, centre ceiling light, extractor, gas central heating radiator.

First Floor

Landing

Loft access with sliding ladder, centre ceiling light, power points, storage cupboard housing hot water cylinder, leading off to bedroom one, with en-suite, bedroom two with en-suite, bedroom three, bedroom four and extended modern fitted family bathroom.



Bedroom One

11' 6" x 13' 6" (3.51m x 4.11m) Max. uPVC double glazed wall to ceiling windows to front elevation, gas central heating radiator, TV points, telephone points, power points, centre ceiling light and access to en-suite.



Bedroom Four

11' 8" x 8' 9" (3.56m x 2.67m) Max. uPVC double glazed window to rear elevation, gas central heating radiator, power points, centre ceiling light.

