



## 4 Rosewood Avenue, Heaton Mersey, Stockport, SK4 2DQ

**Guide Price £340,000**

- Three Bedroom Detached Property
- Gardens to the Front and Rear
- Open Plan Ground Floor
- Driveway and Detached Garage
- Modern Fitted Kitchen
- No Vendor Chain

# 4 Rosewood Avenue, Stockport SK4 2DQ

Three Bedroom True Detached. Open Plan Lounge/Dining Room. Modern Fitted Kitchen. Driveway and Detached Garage. Popular Location. No Vendor Chain



Council Tax Band: C



## Entrance

Canopied entrance door opening onto vestibule

## Vestibule

Laminated flooring, double georgian style semi glazed doors to lounge. Meter cupboard

## Open Plan Lounge/Dining Room

24'3" x 14'8"

'L' shaped open plan room maximum measurements 24'3" to 15'0" x 14'8" to 7'5"

## Lounge

15'0" x 14'8" max

Laminated flooring, exposed brick fireplace with timber mantle (fire not checked), double glazed bay window to the front elevation, central heating radiator. Open plan stairs with open balustrade to first floor. Open to dining area.

## Dining Area

9'2" x 7'5"

Laminated flooring continued from lounge, double glazed door opening onto the rear garden, central heating radiator, open to kitchen

## Kitchen

8'8" x 6'8"

Modern fitted kitchen comprising: Single drainer stainless steel sink unit with mixer tap, cupboard below, further range of base, drawer and eye level units. Built in five ring stainless steel gas hob, electric oven below and stainless steel double width chimney style cooker hood over. Wood effect work surfaces and upstanding with tiled splashbacks. Space for a fridge/freezer, plumbed and access for an automatic washing machine. Double glazed window overlooking the rear garden, laminated flooring

## First Floor

## Stairs and Landing

Single glazed window to side elevation, large fitted airing cupboard housing Ideal boiler. Loft access hatch, central heating radiator, doors to all first floor rooms

## Bedroom One

13'4" x 8'6" max

Double glazed window to the front elevation, central heating radiator

## Bedroom Two

10'6" x 8'5" max

Double glazed window overlooking the rear garden, central heating radiator

## Bedroom Three

Double glazed window to the front elevation, central heating radiator

## Bathroom

White three piece suite comprising, Panelled bath with mixer tap, shower screen, vanity wash hand basin with mixer tap and cupboard below, low level WC. Fully tiled walls, double glazed window with obscure glass to the rear elevation, tiled floor, central heating radiator

## Outside

### Front and Side

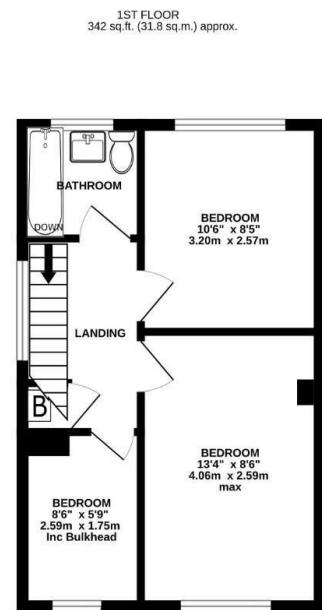
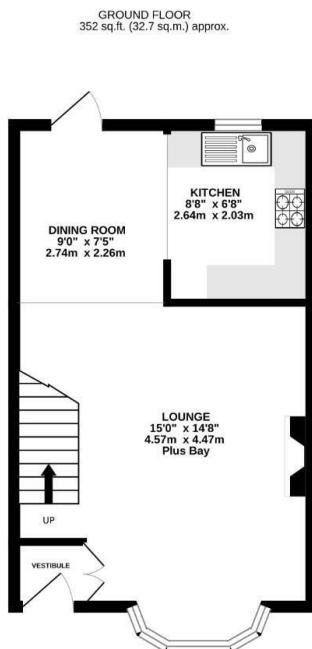
Open plan front garden, lawn with plants and shrubs to borders. Driveway providing off road parking and leading to the detached garage

### Rear

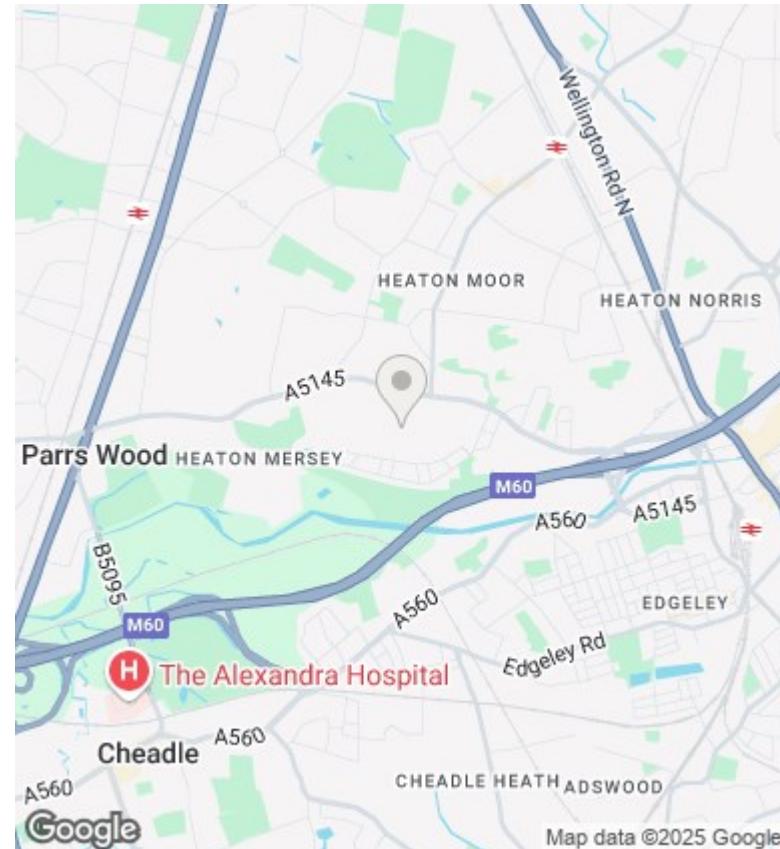
Enclosed rear garden. Paved patio abutting the property, raised area with loose slate topping. outside tap. Fence and gate to driveway and garage







TOTAL FLOOR AREA: 694 sq.ft. (64.5 sq.m.) approx.  
Whilst every attempt has been made to insure 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 not be used as such for any practical purpose. Measurements are taken from the outer edge of walls and doors. No guarantee is given as to their operability or efficiency can be given.  
Made with Meropia (2023)



## Directions

## Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	