



26 Whitley Road, Heaton Moor, Stockport, SK4 4HQ

£500,000

- Delightful Double Bay Fronted Semi Detached
- Two Separate Receptions Rooms
- Recently Refitting 4 Piece Bathroom
- Highly Sought After Location
- Three Bedrooms all with Fitted Wardrobes
- Southerly Facing rear Garden abutting Sports Field
- Morning Room and Modern Kitchen
- Must Be Viewed to Fully Appreciate this Home

26 Whitley Road, Stockport SK4 4HQ

Beautifully Presented Bay Fronted Semi. Three bedrooms all with Fitted Wardrobes. Stunning Location abutting Heaton Moor Sports Field. Two Receptions, Morning Room and Kitchen. Plenty Off Road Parking and Carport. Delightful Southerly Facing Rear Garden. Recently Refitted Four Piece Bathroom. Modern Kitchen with Built in Oven & Hob.



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Council Tax Band: D



Joules are privileged to bring to the market this delightful bay fronted semi detached family home offering well presented and maintained, good sized accommodation. Situated in the highly sought after location of Heaton Moor with all its amenities and backing onto Heaton Moor sports field.

The accommodation briefly comprises: Entrance porch, hallway, sitting room with bay window, lounge with french doors onto the rear garden, morning room and kitchen. Venturing upstairs you will find two double bedrooms with a range of built in furniture and a single bedroom with built in robe and cabin bed.

Outside to the front is a forecourt offering lots of off road parking, timber gates open to the carport at the side elevation. To the rear is a pleasant Southerly facing rear garden with patio areas, lawn and flower beds. A driveway leads to the detached garage..

Loving lived in and cared for by the current owner - this property is really a home you do not want to miss out on - must be viewed to appreciate how special this home really is !

Porch

Double glazed entrance door with glazed side panels, arched skylight over. Tiled floor, Semi glazed door with glazed side panels to hallway

Hallway

Stairs with open balustrades to first floor, handy understairs storage housing boiler, tastefully decorated with dado rail. Central heating radiator, attractive flooring, doors to sitting room, lounge and morning room

Sitting Room

13'2" (into bay) x 11'2" max

Double glazed bay window to the front elevation, laminated flooring, central heating radiator

Lounge

12'9" x 11'2" max

Double glazed French doors with glazed side panels opening onto the rear garden, feature fireplace housing electric coal effect fire, central heating radiator

Morning Room

8'7" x 6'3" plus bay

Currently utilised as the dining room, double glazed box bay to the side elevation, central heating radiator,

attractive flooring, built in storage cupboard. Door to kitchen

Kitchen

9'7" x 6'3"

Modern kitchen with a range of units comprising: Single drainer stainless steel sink unit with mixer tap and cupboard below, further range of base, drawer and eye level units. Built in Hotpoint Schott Ceran hob with cooker hood above and electric oven below. Recess for a fridge/freezer, plumbed and access for an automatic washing machine and a dishwasher. Wood block effect laminated worksurfaces and tiled splashbacks. Attractive flooring continued from morning room. Double glazed window overlooking the rear garden. PVC door giving access to the side elevation

First Floor

Stairs and Landing

Open balustrades to stairwell, double glazed window to the side elevation. Loft access hatch, doors to all first floor rooms

Bedroom One

14'2" (into bay) x 11'3" (into robes)

Double glazed bay window to the front elevation, central heating radiator, bank of floor to ceiling built in wardrobes housing clothes hanging rails, shelving, drawer unit.

Dressing table unit with shelving below and mirror to rear

Bedroom Two

12'4" x 11'3" (into robes)

Bank of floor to ceiling built in robes - flush finish with no door handles, housing clothes hanging rails and shelving, 'hidden' dressing table area with shelving and mirror, overhead internal lighting. Central heating radiator, double glazed window to the rear with viewings over the rear garden and sports field.

Bedroom Three

8'1" x 6'2" max

Double glazed small bay window to the front elevation, fitted double wardrobe housing clothes hanging rail and shelving (built over bulkhead), fitted cabin bed with drawers below. Central heating radiator

Bathroom

Recently refitted bathroom with contemporary style white

four piece suite comprising: Panelled bath with mixer tap, vanity wash hand basin with cupboard below, low level WC. Corner shower cubicle housing fixed rainhead shower and hand held attachment and attractive water wall splashbacks. Tiled walls and tiled floor, chrome heated towel radiator, double glazed window with obscure glass to the rear elevation

Outside

Front and Side

Grey printed concrete forecourt providing plenty off road parking. Timber gates giving access to the carport and printed concrete continued through to the rear garden and detached garage

Rear Garden

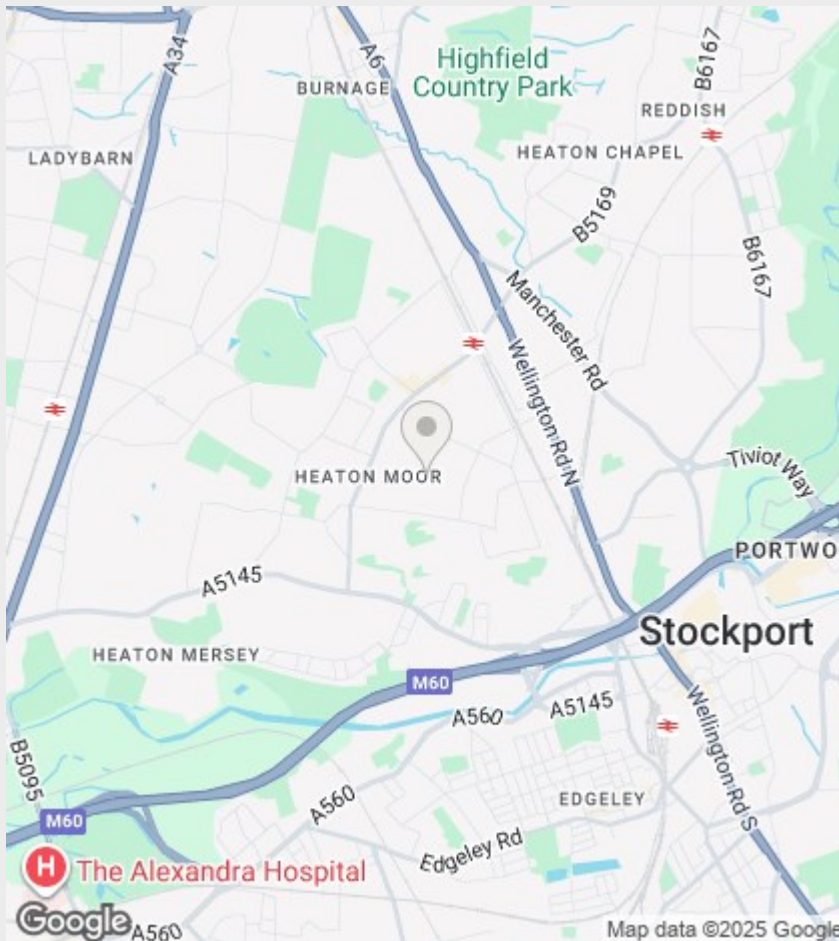
Pleasant enclosed Southerly facing rear garden, grey printed concrete patio abutting the property. Lawn with plants, flowers and shrubs to borders. Outside tap. Fenced boundaries and gate giving access to the sports field

Garage

Up and over door, courtesy door to side, window







Directions

Viewings

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

EPC Rating:

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	82
(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	

