



12, Siskin Road, Offerton, Stockport SK2 5JX

Well-presented three bed semi-detached
on the popular Bean Leach development

Asking Price: £



FEATURES:

Well-presented three bed semi-detached on the popular Bean Leach development. Benefits from gas fired central heating and double glazing. Briefly comprises: entrance porch, sitting room, dining kitchen with integrated appliances, three bedrooms (two robed) and bathroom/wc with shower. Well enclosed west facing rear garden. Hardstanding to front for motor vehicle with availability of additional parking to rear if required.

LOCATION:

Shopping, schooling, recreational and public transport facilities serve the immediate area whilst Hazel Grove, Marple, Disley, Poynton, Bramhall, 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 first set of traffic lights into Commercial Road. Turn seventh left into Bean Leach Road then third right into Shearwater Road. Turn second right into Siskin Road and no 12 is on the right hand side.

GROUND FLOOR

ENTRANCE PORCH

Double glazed windows and door, meter cupboard housing gas and electricity meters.

SITTING ROOM (Front)

15'7 x 13'10 (4.74m x 4.21m) max. Double glazed window, two radiators, cornice, wood laminate flooring, and staircase to the first floor.

DINING KITCHEN (Rear)

15'4 x 9' (4.67m x 2.74m) max. Range of fitted base and wall units incorporating stainless steel sink unit with mixer tap, illuminated work surfaces with tiled wall backs, integral cooker of electric oven/grill and gas hob with extractor hood over, integral fridge and freezer, plumbed for automatic washing machine, wall cupboard housing gas combination boiler, double glazed double doors to the rear garden, double glazed window overlooking the rear garden, radiator.

FIRST FLOOR

LANDING

Staircase balustrade, double glazed window, access to the loft space, ceiling downlighters.

BEDROOM 1 (Front)

12' x 9' (3.65m x 2.74m) max. Plus fitted wardrobes and drawers, double glazed window, radiator, dado rail.

BEDROOM 2 (Rear)

11'1 x 9'4 (3.37m x 2.84m) max. Into recess, double glazed window, radiator.

BEDROOM 3 (Front)

9' x 6'4 (2.74m x 1.93m) max. Bulkhead wardrobe/cupboard, double glazed window, radiator.

BATHROOM

Comprises white and chrome suite of panelled bath with electric shower over, pedestal wash hand basin, low level wc, double glazed window, radiator, tiled walls.

OUTSIDE

GARDENS

Landscaped rear garden with small lawn, hardstanding of slate chippings, timber deck, timber shed, well enclosed by timber and concrete post boundary fencing, gate to the rear. Pebbled front providing hardstanding.

TENURE:

We have been advised that the property is Long Leasehold (residue of 999 years). 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 C. All enquiries to Stockport MBC 0845 1297010.

ENERGY PERFORMANCE CERTIFICATE:

The current Energy Efficiency Rating for this property 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 on 0161 483 5100.

OPENING HOURS:

Mon - Thurs 9.00am - 5.30pm

Fri 9.00am - 5.00pm

Saturday 9.00am - 4.00pm

Sunday 12 - 4.00pm



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