

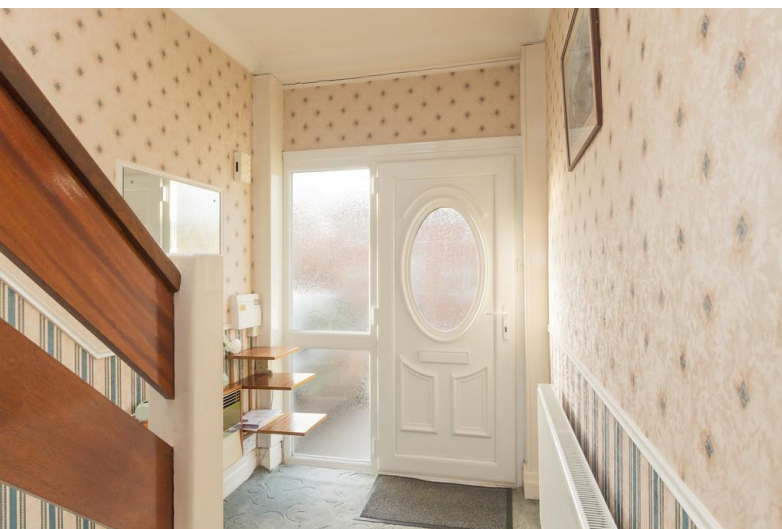


7 Brassington Road
Heaton Mersey, Stockport, SK4 3PN

- 3 BEDROOM
- OPEN PLAN DINING KITCHEN
- 23FT GARAGE
- GAS COMBI HEATING

Guide Price £265,000

EPC Rating 'TBC'





Property Description

An opportunity to put your own stamp on this three bedroom semi detached home as some modernisation is required however it does benefit from modern gas combi central heating and UPVC double glazing. Downstairs the kitchen and dining room have been opened up to provide a bright spacious area whilst at the front there is a separate lounge. Upstairs 2 double bedrooms and a good size single along with a bathroom and separate WC.

To the side of the property is a 23ft garage and at the rear a well maintained good size garden.

Brasington Road is a popular location being in the catchment for local schools and close by to local amenities and transport links.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

HALL



14' 3" x 5' 10" (4.34m x 1.78m) Alarm control panel. Central heating thermostat. Dado rail. Double panel radiator. UPVC double glazed front door and window with opaque glass.

LOUNGE

13' 1" x 11' 10" (3.99m x 3.61m) Measurement is into bay window.

Wall mounted gas fire. TV aerial point. Double panel radiator. UPVC double glazed bay window.

DINING ROOM

12' 7" x 11' 10" (3.84m x 3.61m) TV aerial point. Wall mounted gas fire. Ceiling light with fan. Double panel radiator. UPVC double glazed window. Open plan to kitchen.



KITCHEN

14' 7" x 6' 4" (4.44m x 1.93m) A range of base, wall and drawer units with contrasting worktops and display cupboard. Stainless steel sink unit with mixer tap and double drainer. Gas cooker point. Xplair fan. Under stairs storage cupboard. Cushion flooring. Fluorescent light. UPVC double glazed rear entrance door and window.

FIRST FLOOR

LANDING

7' 2" x 7' 2" (2.18m x 2.18m) UPVC double glazed window with opaque glass.

BATHROOM

7' 0" x 4' 10" (2.13m x 1.47m) Panelled bath with Gainsborough Style 400x electric shower above. Pedestal wash hand basin. Access to loft. BAISA gas combi boiler. Double panel radiator. UPVC double glazed window with opaque glass.

WC

4' 6" x 2' 2" (1.37m x 0.66m) WC. UPVC double glazed window with opaque glass and extractor fan.

BEDROOM ONE

14' 1" x 9' 8" (4.29m x 2.95m) Measurement is up to fitted wardrobes.

Floor to ceiling fitted wardrobes. Alarm point. Double panel radiator. UPVC double glazed bay window.

BEDROOM TWO

12' 0" x 8' 11" (3.66m x 2.72m) Measurement is into chimney breast and up to wardrobes.

Fitted wardrobes and cupboard. Double panel radiator. UPVC double glazed window.





BEDROOM THREE

7' 8" x 7' 2" (2.34m x 2.18m) Measurement is into wardrobe.

Floor to ceiling fitted wardrobe. UPVC double glazed window.

EXTERNAL

FRONT

Block paved drive. Walled front garden laid to lawn.

REAR

Good size rear garden with paved patio. Lawn sections and hard landscaped raised patio interspaced with shrubs.

:Privet hedge.

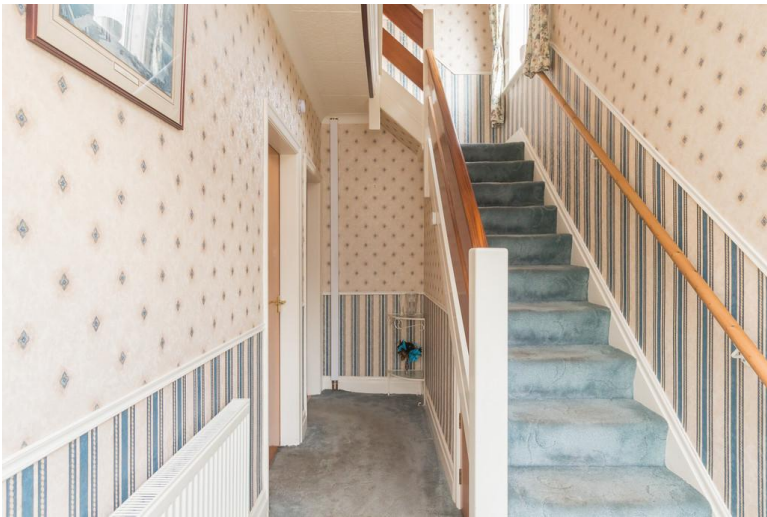
GARAGE

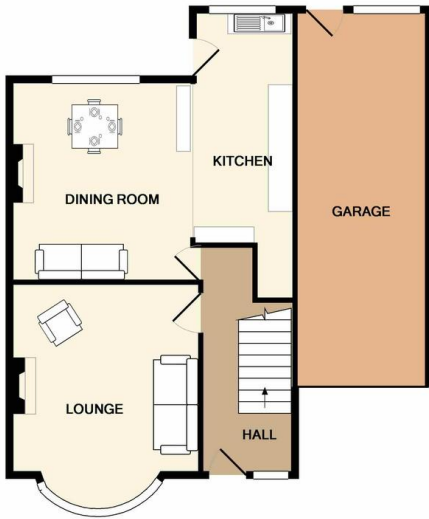
23' 5" x 8' 4" (7.14m x 2.54m) Up and over garage door.

Plumbed for automatic washing machine. Light and power.

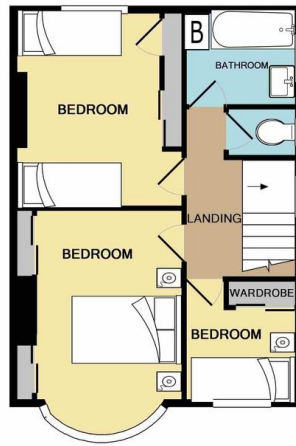
Door to rear garden and window.







GROUND FLOOR
APPROX. FLOOR
AREA 673 SQ.FT.
(62.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 437 SQ.FT.
(40.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1109 SQ.FT. (103.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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