



39 Carnforth Road

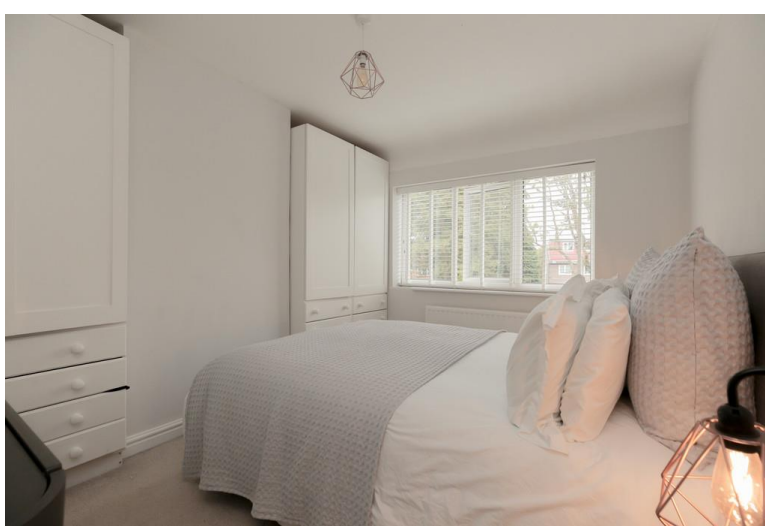
Heaton Chapel, Stockport, SK4 5LL

- WELL PRESENTED THROUGHOUT
- MODERN FITTED EXTENDED KITCHEN
- REFITTED BATHROOM
- LARGE LAWNED & DECKED REAR GARDEN
- AMPLE OFF ROAD PARKING

Guide Price £289,950

EPC Rating E





Property Description

Joules are pleased to offer this good sized and well presented bay fronted three bedroom semi detached situated in a sought after location and convenient for local amenities.

The accommodation briefly comprises:
Entrance hall, lounge, dining room with french doors and open to the extended kitchen. Venturing upstairs you will find two double bedrooms, one with fitted wardrobes and a good sized single bedroom. The bathroom has been refitted with a modern suite in white.

Externally there is ample off road parking offered by the driveway and to the rear is an attractive predominantly lawned garden with raised decking area



ENTRANCE

Double glazed entrance door opening onto the hallway

HALLWAY

Wooden flooring, stairs to first floor with open balustrade and handy under stairs storage cupboard. Doors to lounge and dining room. Central heating radiator with decorative cover,

LOUNGE

11' 3" x 10' 1" (3.43m x 3.07m) Plus bay window. Well presented room, large double glazed bay window to the front elevation, central heating radiator, marble fireplace (display only). Built in alcove cupboards and shelving



DINING ROOM

11' 7" x 10' 3" (3.53m x 3.12m)

Double glazed French doors with side panels opening on the rear garden and decked patio. Central heating radiator with decorative cover, laminated flooring, open to kitchen

EXTENDED KITCHEN

13' 9" x 6' 1" (4.19m x 1.85m)

Modern fitted kitchen with a good range of units comprising: Built in Bosch electric oven, stainless steel four ring gas hob stainless steel chimney style cooker hood above. Single drainer stainless steel sink unit with mixer tap, cupboard below, further base, drawer and eye level units. Plumbed and access for an automatic washing machine and a dishwasher, recess for a tumble dryer. (Appliances not included). Ample work surfaces with splashbacks. Wall mounted boiler, inset downlighting. Double glazed window to the side and rear elevations



FIRST FLOOR

STAIRS AND LANDING

Turned staircase, open balustrade to stairwell. Feature original stained and leaded window to the side elevation, doors to all first floor rooms, loft access hatch

LOFT SPACE

Partly boarded loft space providing handy storage space



BEDROOM ONE

10' 3" x 10' 2" (3.12m x 3.1m) Plus bay window.

Large double glazed bay window to the front elevation. Central heating radiator

BEDROOM TWO

11' 7" x 10' 2" (3.53m x 3.1m) Maximum measurements

Double glazed bay window overlooking the rear garden, two double built in wardrobes with clothes hanging rail and drawers below. Central heating radiator



BEDROOM THREE

6' 9" x 6' 5" (2.06m x 1.96m)

Good sized single bedroom, double glazed window to the front elevation, central heating radiator.

BATHROOM

Spacious bathroom with modern three piece bathroom suite in white with chrome fittings comprising: Panelled bath with central side mixer tap, shower over and shower screen. Pedestal wash hand basin with mixer tap, low level WC. Two double glazed windows with obscure glass, mirror fronted bathroom cabinet, central heating radiator, fully tiled walls and floor

OUTSIDE

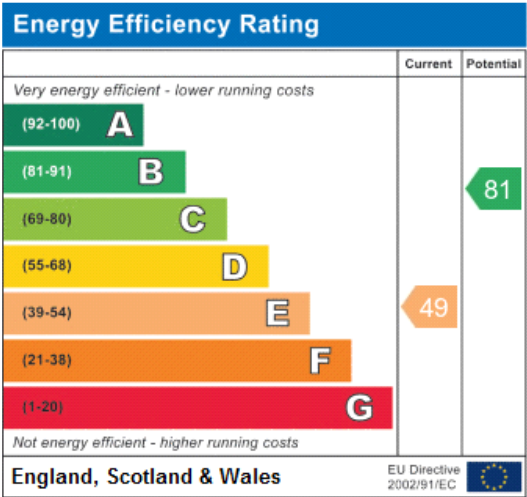
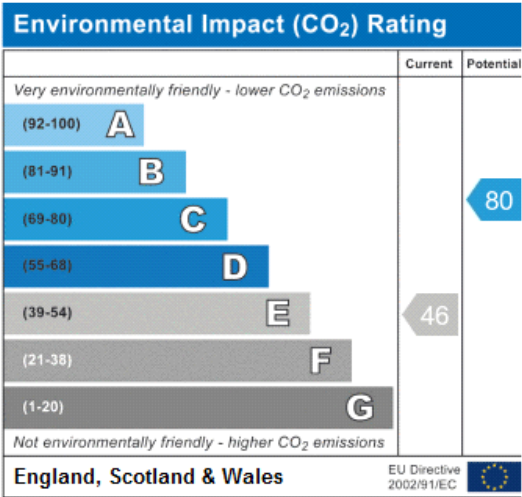
FRONT GARDEN

Extensive attractively printed driveway providing ample off road parking, retractable vehicle security post. Well stocked corner flower bed. Gate and pathway around the side elevation leading to the rear garden.

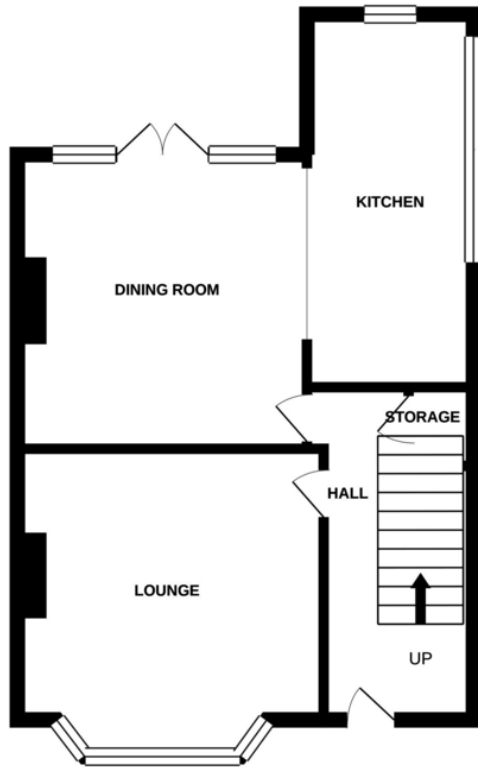
REAR GARDEN

Good sized enclosed rear garden being predominantly lawned with Laurel screening to the rear and mature trees. Raised decked patio area abutting the property with storage below. Fenced boundaries

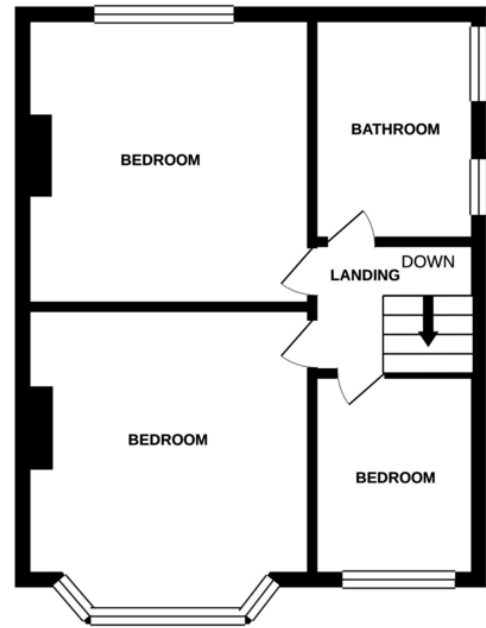




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure 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 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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