



Premier Homes



Edenhurst Road, Mile End, Stockport, SK2

Guide Price **£475,000**

Six Double Bedrooms	Two Reception Rooms Plus Feature 32ft Kitchen/Dining/Family Room Basement & Storage Garage	Large Family Sized Rear Garden uPVC Double Glazing & Gas Central Heating	Three Bathrooms Which Includes Two En-Suites Sought after CuL-de-sac Location	Utility Room & Downstairs W.C.
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A substantial and considerably extended six double bed roomed traditional semi detached property offering grand scale accommodation over two floors with three bathrooms including two en-suites. Standing within a fabulous plot, this home represents an ideal acquisition for a growing family and its size and condition is sure to impress. At ground floor level the property features a spacious and airy entrance hallway, two reception rooms, superb 32ft long open plan kitchen/dining/family room, utility room, downstairs W.C. and basement. On the first floor level there are six genuine double bedrooms, two with superbly fitted en suite bathrooms whilst a stylish family bathroom completes the first floor accommodation. Outside there is a block paved driveway providing ample off road parking and to the rear there is an extensive family sized lawned garden. The property also boasts a sought after cul-de-sac location, warmed by gas central heating and uPVC double glazing.

Entrance Hallway

11'10" (3m 60cm) x 8'2" (2m 48cm)

Composite entrance door, laminate floor, radiator, spindle staircase leading to the first floor.

Lounge

14'1" (4m 29cm) x 12'1" (3m 68cm)

uPVC double glazed bay window to the front aspect, radiator, feature fireplace, cornice to the ceiling, picture rail, TV aerial, power points.

Sitting room

11'10" (3m 60cm) x 9'6" (2m 89cm)

uPVC double glazed window to the front aspect, radiator, TV aerial, power points.

Kitchen/Breakfast Room/Morning Room

32'9" (9m 98cm) x 15'1" (4m 59cm) L-Shape/Maximum Room Measurements

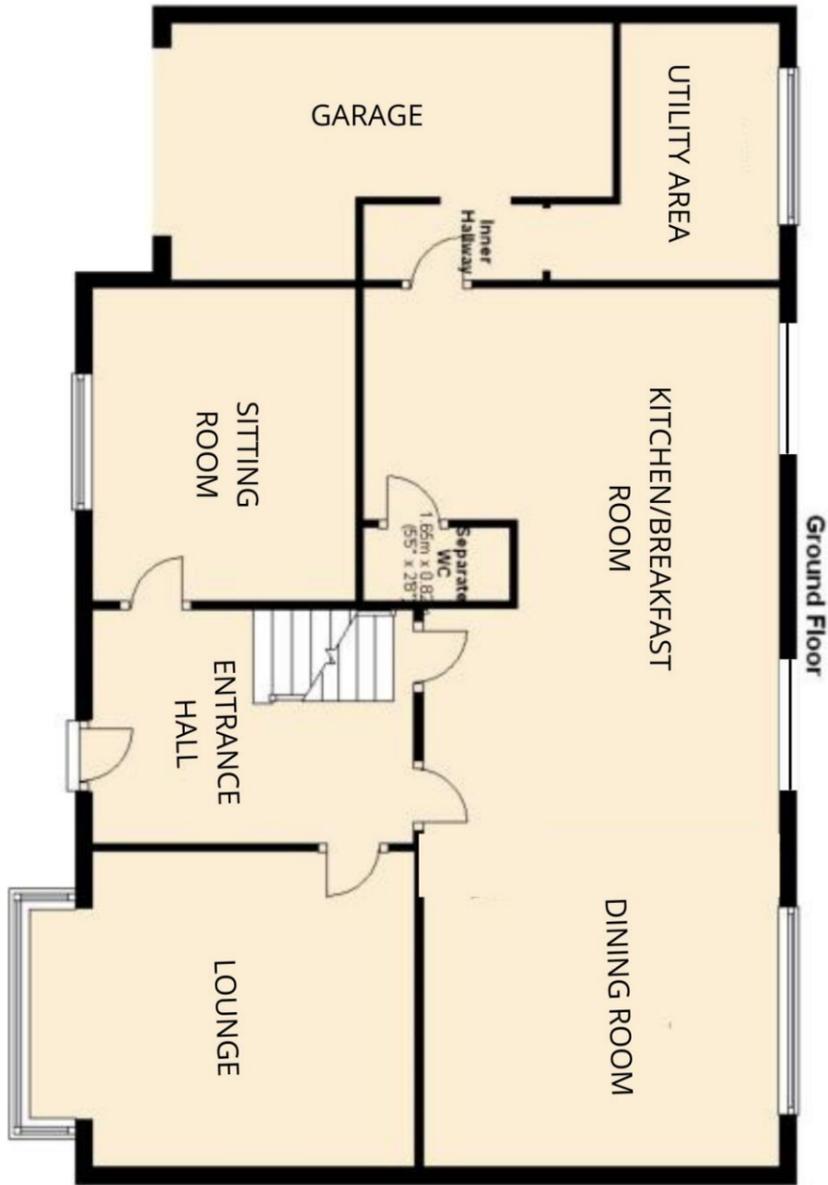
This full length feature room that runs across the back of the property has been divided into three sections, family entertaining area, dining area and kitchen. The room comprises of uPVC double glazed windows to the rear aspect, uPVC double doors leading to the garden, laminate flooring, wooden mantle and electric effect log

burner, radiator, access to the basement and downstairs W.C. The kitchen area features a range of modern fitted wall and base units, work surfaces with stainless steel drainer, feature Belling range cooker, wine rack, space for American fridge freezer, vertical radiator, ceiling downlighters.

Downstairs W.C.

5'8" (1m 72cm) x 3'4" (1m 1cm)

Low level W.C., hand wash basin.



Basement

15'6" (4m 72cm) x 10'9" (3m 27cm)

Storage basement with gas & electric meters.

Utility Room

12'5" (3m 78cm) x 9'8" (2m 94cm) L-Shaped/Maximum Measurements

uPVC double glazed window to the rear aspect, base units with work surface, plumbed for automatic washing machine, access to the garage.

Landing

The landing is split between the original side of property and the extension. There is also access to the second loft.

Master Bedroom

15'11" (4m 85cm) x 9'10" (2m 99cm)

uPVC double glazed window to the front aspect, radiator, power points, access to the en-suite.

En-Suite Bathroom

5'7" (1m 70cm) x 5'0" (1m 52cm)

uPVC double glazed window to the rear aspect, panel bath with shower screen and shower over, vanity sink, low level W.C., chrome radiator.

Bedroom Two

11'10" (3m 60cm) x 11'8" (3m 55cm)

uPVC double glazed window to the rear aspect, radiator, power points, access to the en-suite shower room.

En-Suite Shower Room

5'7" (1m 70cm) x 4'4" (1m 32cm)

uPVC double glazed window to the rear aspect, shower cubicle, pedestal wash basin, low level W.C., chrome radiator, ceiling downlighters.

Bedroom Three

11'9" (3m 58cm) x 9'6" (2m 89cm)

uPVC double glazed window to the front aspect, radiator, power points.

Bedroom Four

14'6" (4m 41cm) x 11'10" (3m 60cm)

uPVC double glazed bay window to the front aspect, range of fitted wardrobes, radiator, power points.

Bedroom Five

13'4" (4m 6cm) x 10'2" (3m 9cm)

uPVC double glazed window to the rear aspect, radiator, power points.

Bedroom Six

10'1" (3m 7cm) x 10'0" (3m 4cm)

uPVC double glazed window to the rear aspect, radiator, loft access, power points.

Family Bathroom

8'1" (2m 46cm) x 7'4" (2m 23cm)

uPVC double glazed window to the front aspect, white suite comprising of panel Jacuzzi bath with shower over, vanity sink, low level W.C., chrome radiator, part tiled walls.

Outside

To the front aspect there is a block paved driveway providing ample off road parking, raised gravel area and side gate. This fantastic family sized rear garden is fully enclosed by fencing and mainly lawned with stocked borders.

Storage Garage

17'2" (5m 23cm) x 10'0" (3m 4cm)

Double doors, power and light, access to the utility room.



