



43 Woodlands Drive, Offerton, Stockport, SK2 5AJ

Offers Over £400,000

NEW BUILD SEMI-DETACHED HOMES | Freehold

EXCLUSIVE DEVELOPMENT OF FOUR SEMI-DETACHED HOMES – WITH 10 YR NEW BUILT WARRANTY – UNDER FLOOR HEATING – RESERVATIONS NOW OPEN.

A superb opportunity to secure a beautifully designed four-bedroom Newly built semi-detached home arranged across three floors, forming part of a boutique development in the heart of Offerton. Ideally placed for access to Stockport town centre, excellent schools and convenient transport links.

Property Overview

The ground floor welcomes you with a bright entrance hallway leading to a generous lounge, enhanced by bi-folding doors opening onto the rear garden. The contemporary open-plan kitchen area is fitted with a stylish range of units and integrated appliances including fridge-freezer, washing machine, dishwasher and oven with electric hob unit creating the perfect family and entertaining space. A downstairs WC completes this level.

The first floor features three well-proportioned bedrooms, including two comfortable doubles, alongside a modern family bathroom. The top floor offers a spacious principal bedroom with its own en-suite, providing a private retreat.

External Features

To the front of the property there is a driveway providing off-road parking, while to the rear is a private enclosed garden, perfect for outdoor relaxation and family use.

Built to a high specification and finished with a neutral décor, these homes are offered with no vendor chain and present a true turn-key solution.

Key Details

Tenure: Freehold

EPC: To be confirmed

Council Tax: To be confirmed

Dimensions:

Ground floor -

Hallway
Wooden flooring. Ceiling light points. Access to First Floor Landing and Reception Room.

Reception Room 4.3m x 4.7m
Bi folding Doors to the rear aspect. Wooden flooring. Ceiling light points. Under floor Heating. Electric points. Access to rear garden.

Kitchen 2.3m x 5.4m
Double glazed window to the front aspect. Ceiling light points. Under floor Heating. Electric points. Wall & base units with worktop incorporating a bowl sink with mixer tap.

Water Closet 1.8m x 0.9m
Wooden floor. Ceiling light point. Toilet. Wash basin. Window to the left aspect.

First Floor -

First Floor Landing
Ceiling light points. Access to Bedroom 1, Bedroom 2, Bedroom 3 and bathroom. Window to the left aspect.

Bedroom One 4.4m x 3.0m
Two Double glazed window to the front aspect. Ceiling light points. Heating radiator. Electric points.

Bedroom Two 2.4m x 3.0m
Double glazed window to the rear aspect. Ceiling light points. Heating radiator. Electric points.

Bedroom Three 1.8m x 2.0m
Double glazed window to the rear aspect. Ceiling light points. Heating radiator. Electric points.

Bathroom 2.4m x 2.0m
Ceiling light point. Wash basin. Toilet. Bath tub. Fitted with wall and floor tiles. Heating Radiator.

Storage: 0.8m x 0.9m

Second Floor-

Bedroom Four 3.3m x 4.4m
Double glazed window to the front aspect. Ceiling light points. Heating radiator. Electric points.

En-Suite 2.4m x 2.2m
Ceiling light point. Wash basin. Toilet. Shower cubicle. Fitted with wall and floor tiles. Heating Radiator.

Notice:

The above property details should be considered as a general guide only for prospective purchasers. Lancashire Properties does not have any authority to give any warranty in relation to the property. We would like to bring to the attention of any purchaser that we have endeavoured to provide a realistic description of the property, no specific survey or detailed inspection has been carried out relating to the property, services, appliances and any further fixtures and fittings/equipment.

If double glazing has been stated in the details , the purchaser is advised to satisfy themselves as to the type and amount of double glazing fitted to the property.

We recommend all buyers to carry out their own survey/investigations relating to the purchase of any of our properties.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order.

While we endeavour to make our property details accurate and reliable, if there is any point, which is of particular interest to you, please contact the office and we will be pleased to check the information.

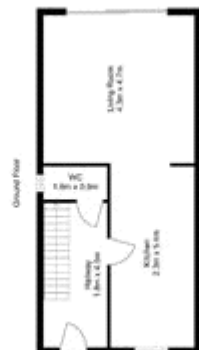
Tenure: Freehold

Parking options: Driveway, EV Charging

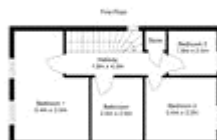
Garden details: Private Garden, Rear Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Measurements are approximate and should not be relied upon for planning or building purposes. All dimensions are to the internal face of the walls unless otherwise stated.



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