

JULIAN  
WADDEN







## 7 The Ceal Compstall

Offers in excess of £335,000





Square Footage: 1331  
Council Tax Band: E  
Tenure:  
Service Charge:  
Sat Nav Directions: SK6 5LQ

OPEN HOUSE 7th JULY PLEASE CALL TO BOOK YOUR APPOINTMENT

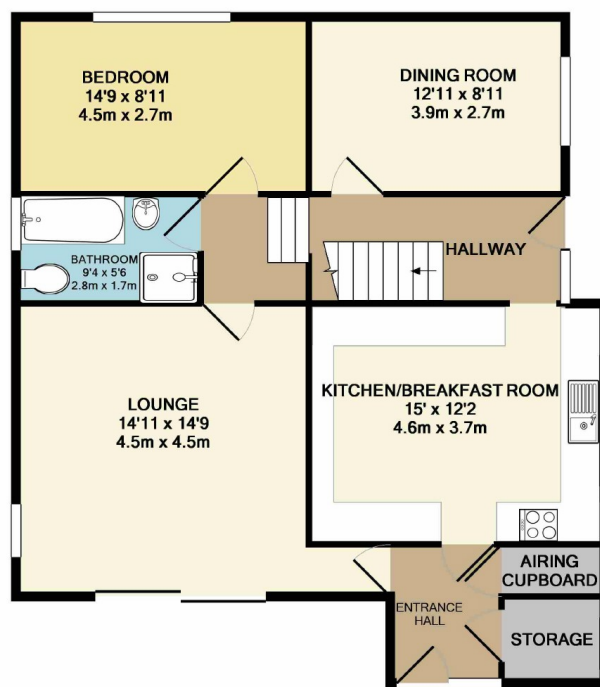
**NO CHAIN & VACANT POSSESSION.**

A three bedroom detached family home right on the edge of Etherow country park. This lovingly maintained and appealing house offers instant spacious and comfortable accommodation that has been priced so it can be modernised to meet your needs and taste. With space to park two cars on the drive, another under the car port, the detached garage can be used as a workshop, storage or parking

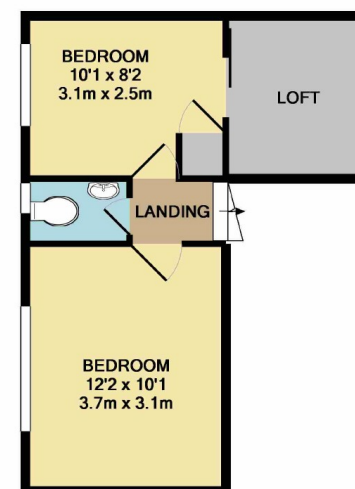
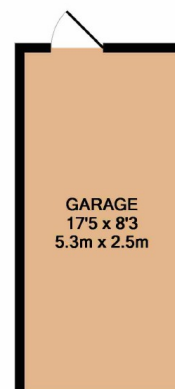
In brief, the property offers three split levels of accommodation. Entering the front door you are welcomed into a spacious entrance hallway with store/cloak cupboard and an airing cupboard. Beyond is the spacious/ kitchen diner with plenty of storage units and ample work surface. To the left of the entrance hall are 4 steps down to the well sized living room that has a fantastic view through the patio doors onto the country park beyond. A door leads to the lower hall off which is the bathroom, main bedroom and 4 steps back up to an internal hall. From here is the dining/ play room, door to the rear garden, staircase and kitchen again. Upstairs is a double bedroom, toilet and single bedroom that has access to the loft space revealing scope for making the space larger

Mature planted ornamental gardens front and rear with well proportioned boundary hedges give space to move around with privacy. A gate to the side gives quick access to the country park





GROUND FLOOR  
APPROX. FLOOR  
AREA 1029 SQ.FT.  
(95.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 302 SQ.FT.  
(28.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1331 SQ.FT. (123.6 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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