



7 Sterndale Road

Davenport

An extremely well presented three bedroom semi detached home with two double bedrooms, lounge/dining room, bathroom and kitchen. Large outbuilding which includes a utility room and office. Garden and driveway. A superb family home.

£165,000

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This well presented period semi-detached home is situated in a popular location of Davenport. The property is a great family home and comes complete with a detached garage housing a utility room and office, driveway and mature private gardens to the rear. In brief; there is an entrance hall, lounge/dining room, kitchen, three bedrooms and a family bathroom.

LOCATION

Davenport provides for everyday shopping needs and with Davenport railway station providing commuter services to both Stockport and Manchester. The area is also well served by both educational and recreational facilities. For the commuter there is easy access to the motorway network from the A34 link road, whereas nearby Stockport station offers intercity connections thereon to the NorthWest. Alternatively the A34 Wilmslow by-pass provides easy access onto Kingsway and also to the out of town shopping centres of Handforth Dean and Cheadle Royal, which in turn lead to the North West motorway network and Manchester International Airport.

DIRECTIONS

From the Bramhall office; proceed out of Bramhall along Bramhall Lane South continuing to the roundabout bearing left into the continuation of Bramhall Lane South, through the traffic lights into Bramhall Lane. At the next set of traffic lights turn left into Garners Lane, first right into Sterndale Road where the property can be found on the left hand side.

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

GROUND FLOOR

ENTRANCE HALL

Upvc door with double glazed stained glass windows to either side opening through into the entrance hall. Stairs to the first floor, double radiator and under stairs storage cupboard/pantry.

LOUNGE/DINING ROOM

Upvc double glazed bay window to the front aspect and Upvc double glazed window to the rear aspect. Period style timber fire surround with tiled hearth and inlay housing a living flame gas fire. Two central heating radiators and television aerial point.

KITCHEN

Is fitted in a matching range of eye and base level units with roll top oak effect work surfaces incorporating a one and a half bowl drainer stainless steel sink unit with polished chrome mixer tap. Freestanding gas oven and grill with four ring gas hob, plumbing and housing for a washing machine and fridge. Wooden framed single glazed windows to the side and rear aspect and door giving access to the rear garden.

FIRST FLOOR

LANDING

Upvc opaque double glazed window to the side.

BEDROOM ONE

Upvc double glazed bay window to the front, radiator, picture rail.

BEDROOM TWO

Upvc double glazed window to the rear aspect, central heating radiator and picture rail.

BEDROOM THREE

Upvc double glazed window to the front, radiator and picture rail.

BATHROOM

Fitted in a three piece white suite comprising; panelled bath with shower over, pedestal wash hand basin, low level wc, chrome ladder style heated towel rail and airing cupboard housing the gas fired combination boiler. Loft access.

GARAGE

This is a detached building split into two section the first acting as a utility room with light and power, upvc double glazed window to the side, space for fridge freezer and dryer. The second part is a great office space/playroom with light and power and upvc double glazed window to the side.

OUTSIDE

To the rear there is a good sized garden, not being directly overlooked to the rear. To the front there is a driveway and lawned gardens.



TENURE

To be confirmed by solicitors.

SERVICES (NOT TESTED)

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

LOCAL AUTHORITY

Stockport MBC

POSTCODE

SK3 8QU

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

MORTGAGE INFORMATION

Gascoigne Halman Private Finance Ltd offers independent mortgage advice, which is regulated by the Financial Conduct Authority for mortgages, life assurance and general insurance. Our independent advisers will be advised of all offers made. They have a wealth of experience in the highly competitive area of mortgage rates and available products. By our arranging an appointment to discuss your requirements, you will receive professional and independent mortgage advice that will be entirely appropriate to your own circumstances, may well save you money and speed up the whole transaction.

DISCLAIMER

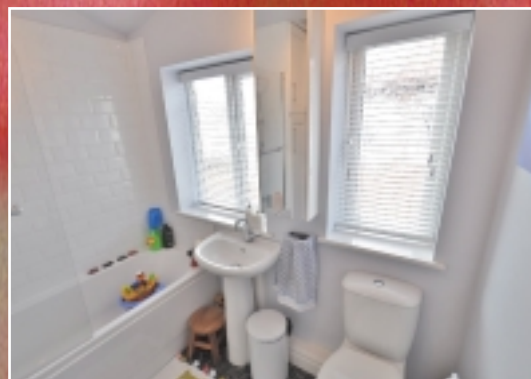
Your home may be repossessed if you do not keep up repayments on a mortgage. Please contact Dave Follett Independent Financial Advisor on 01625 877400. Authorised and Regulated by the Financial Conduct Authority.

SURVEYS

Gascoigne Halman offer a range of surveys for prospective homebuyers which are undertaken by Chartered Surveyors. We can carry out Building Surveys, Home Buyer Reports or Condition Reports on a wide range of property types. If you would like to arrange a survey on this house or on any other property you might be considering, please call the Survey Department on 01565 751328 to discuss your requirements.

RESIDENTIAL LETTINGS AND MANAGEMENT

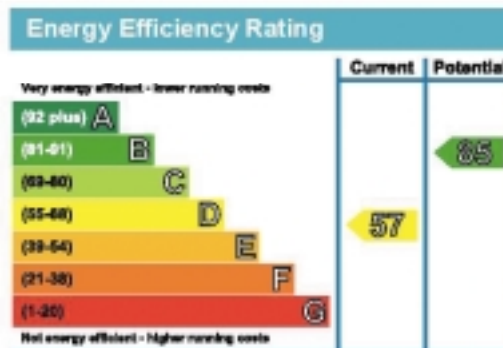
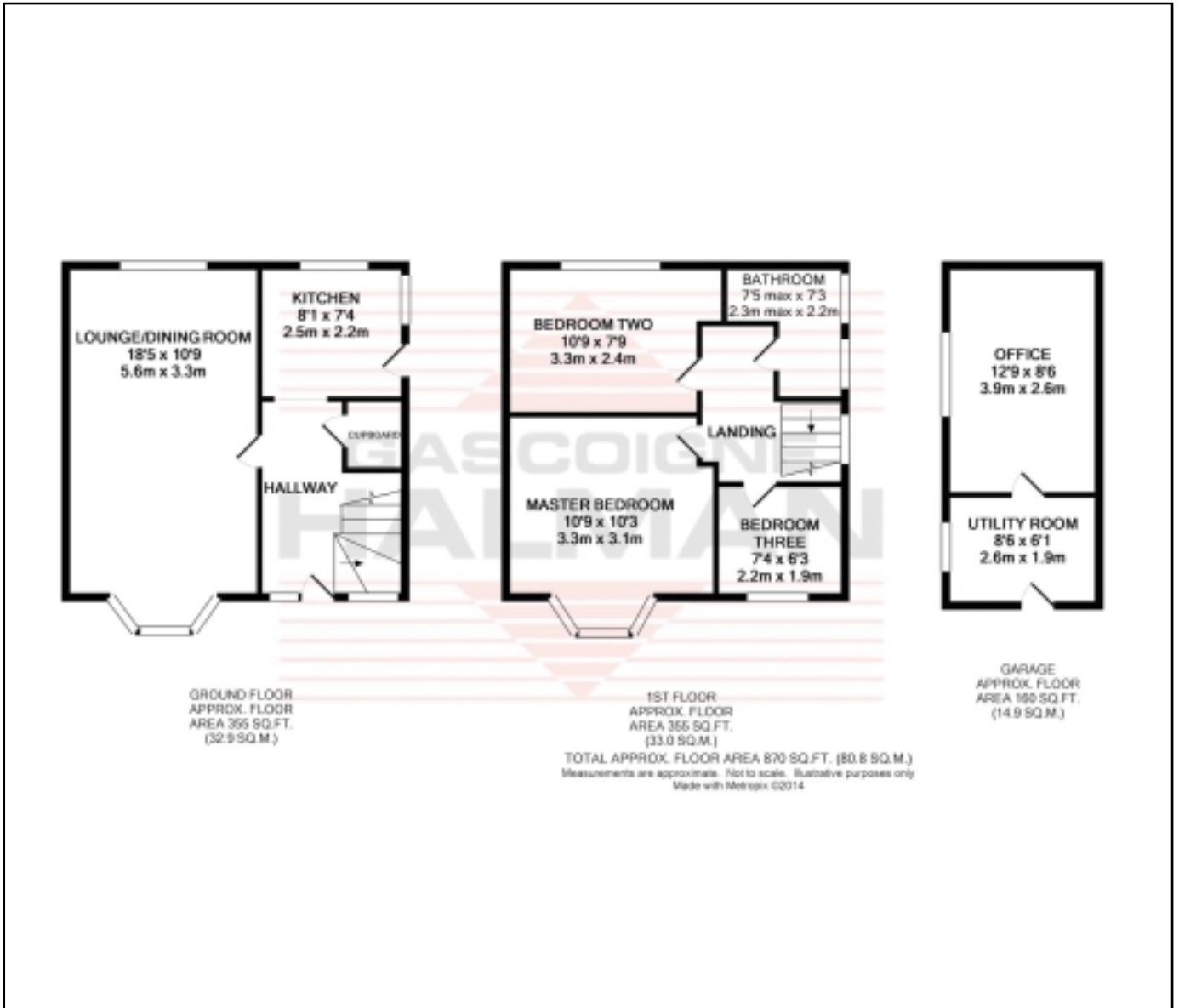
If you already have or are considering purchasing a property to let please contact your local office for specialist advice or email lettings@gascoignehalman.co.uk



THE AREA'S LEADING INDEPENDENT ESTATE AGENCY

FLOOR PLANS

Not to Scale. For illustration purposes only.



Alderley Edge, Altrincham, Bramhall, Cheadle, Didsbury, Hale, Holmes Chapel, Knutsford, Lymm, Macclesfield, Marple Bridge, Poynton, Prestbury, Sale, Stockton Heath, Whaley Bridge, Wilmslow

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