

Offers Over **£265,000**  
Toronto Road, Heaviley, Stockport, SK2 6ED

Feast your eyes on this marvelous TWO DOUBLE BEDROOM bay fronted semi detached home situated on a popular road approximately half a mile from Davenport Train Station and the coffee shop (the infamous Funky Monkey), bakeries, shops and restaurants.

This attractive and spacious period home is well presented and is a credit to the owners.

Enter through the composite front door into the lengthy entrance hall. The stairs ascend ahead of you. The dining room is situated first to your right. From here you access the open lounge to the front. Also from the dining room there is a door to the good sized kitchen. The kitchen is an impressive space with stylish units and a fitted oven and hob. From the kitchen you can get out to the lovely rear garden. There is also a door to the cellar.

Back to the hall and up the stairs to the landing, the stripped and stained balustrade sits proudly against the painted spindles. You will find access to the two double bedrooms and the spacious four piece bathroom/w.c. with a separate shower cubicle.

Outside, to the front there is a small garden incorporating the path and steps to the front door.

To the rear, there is a courtyard style garden which has been landscaped for ease of maintenance and features Indian Stone paving and planted decorative borders. The garden enjoys a southerly aspect.

As mentioned, Davenport (it's train station, shops and restaurant's is approximatley half a mile away). The A6 provides a regular bus route to Stockport, Manchester and beyond. Stockport Train station is just over a mile away.

The property is leasehold with 882 years remaining on the lease. Ground rent: £1.58 per year.

## Ground Floor

**Entrance Hall** - 14' 11" x 3' 2" (4.55m x 0.97m) Panelled to half height with a dado rail border in a traditional fashion. Radiator. Laminate floor. Stairs to the first floor. Door to the dining room.

**Lounge** - 13' 5" x 10' 9" (4.11m x 3.28m) UPVC double glazed bay window to the front. Radiator. Open to the dining room.

**Dining Room** - 13' 0" x 11' 3" (3.97m x 3.44m) Another good size reception room. UPVC double glazed window to the rear. Glazed door to the kitchen. Radiator.

**Kitchen** - 12' 4" x 9' 1" (3.77m x 2.77m) A stylish, good size fitted kitchen with wall, base and drawer units. Work surfaces. Tiled splash backs. One and a half bowl single drainer sink with mixer tap. Space for a washing machine. Space for a fridge freezer. Gas hob with an extractor over. Eye level double oven. UPVC double glazed window to the side. UPVC double glazed door to the side opening to the rear garden. Radiator. Tiled floor. Door to the cellar.

## First Floor

**Landing** - 12' 9" x 4' 10" (3.9m x 1.49m) A good size hall with a spindle balustrade. Doors to the bedrooms and the spacious bathroom.

**Bedroom One** - 11' 11" x 14' 2" (3.65m x 4.33m) An excellent size bedroom to the front. Two UPVC double glazed windows. Radiator.

**Bedroom Two** - 12' 9" x 9' 0" (3.89m x 2.75m) A double bedroom situated to the rear. UPVC double glazed window. Radiator.

**Bathroom/W.C.** - 12' 2" x 8' 11" (3.73m x 2.73m) You will be impressed by the grand style and size of the bathroom. It is fitted with a four piece suite comprising a panelled bath, a separate shower cubicle, a wash hand basin and a low level w.c. Part tiled. Tiled floor. UPVC double glazed window to the rear. UPVC double glazed window to the side. Heated towel rail. Radiator.

## Basement

**Cellar** - 9' 2" x 10' 9" (2.8m x 3.3m) Stairs lead from the kitchen to the cellar hall. There is a cellar room to the front of the property. Light and power.

## Exterior



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know the value of your estate agent.

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Trinity House, Newby Road  
Hazel Grove, Stockport, SK7 5DA

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**Outside** - Outside, to the front there is a small garden incorporating the path and steps to the front door.

To the rear, there is a courtyard style garden which has been landscaped for ease of maintenance and features Indian Stone paving and planted decorative borders. The garden enjoys a sunny aspect.



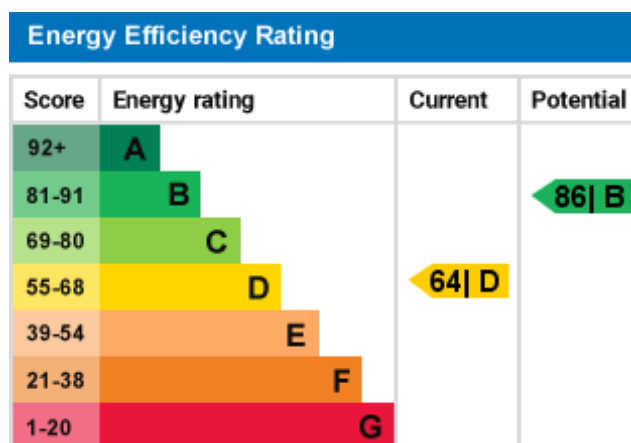
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Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

For more details please call us on **0161 260 0444** or send an email to [enquiries@warrensonline.co.uk](mailto:enquiries@warrensonline.co.uk).