



£220,000

Warren Road, Cale Green, Stockport, SK3 8HG



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Something to get you at it!; a lovely FREEHOLD end terrace home alluringly close (within half a mile) to Davenport Village and Davenport Train Station.

Aside the location, this home is well presented and teeming with such benefits as a good sized lawn garden, two double bedrooms, a cosy lounge to the front and a stylish extended kitchen diner to the rear (resplendent with an island with built in hob and retractable extractor) in which to entertain your family and friends.

Step over the threshold into the smart neutrally decorated lounge. From here you can access the delightful extended kitchen to the rear. A door from the kitchen provides access to the two cellar chambers one of which is plumbed for a washing machine.

Stairs from the kitchen lead to the first floor landing. You will find two double bedrooms and the bathroom/w.c. here.

Number 36 has a small garden frontage with concrete ground and post panelled fencing.

The rear garden comprises a good size patio at the rear of the garden ideal for sitting out. A flagged pathway gives access past a lawn garden from the front to the rear. The garden is enclosed by post panelled fencing and hedges. A gate gives access down the side of the home to the front.

The property has UPVC double glazing and gas central heating.

We hope that you would like to take a look at this home for yourself. If so, get in touch; we look forward to hearing from you.

Ground Floor

Lounge - 12' 2" x 11' 5" (3.72m x 3.48m) The home is accessed via a double glazed pvc door into the lounge. Double glazed window to the front aspect. Feature gas fireplace inset to chimney breast.

Kitchen - 12' 5" x 11' 4" (3.8m x 3.47m) The kitchen extends to the rear to an additional area measuring 2.38m x 1.84m

Welcome to the kitchen at number 36. You won't be disappointed! White walls set off the exposed brick fireplace with inset wood burner whilst your eyes are then drawn to the island. The island isn't just for show with units under the work surface and a fitted ceramic hob and concealed extractor which rises 'James Bond-esque' from the work surface. The cabinetry is stylish and elegant with wall, base and drawer units which extend into the extended area. There is a built in eye level microwave oven and an electric oven. The dishwasher is integrated and there is an integrated fridge freezer too. The work surface flows into the extended area and returns at the end where there is a sink unit. There is a UPVC double glazed window which frames the rear garden whilst you wash the pots (not that you need to, having a dishwasher). A door leads to the rear garden. In the main kitchen area is another UPVC double glazed window to the rear. A designer style vertically hung radiator to compliment the kitchen. A door leads from the kitchen to the cellar.

First Floor

First Floor Landing - 4' 6" x 3' 11" (1.39m x 1.21m)

Bedroom One - 12' 3" x 11' 4" (3.74m x 3.47m) Two double glazed windows to the rear elevation. Radiator.

Bedroom Two - 7' 10" x 11' 5" (2.4m x 3.48m) Double glazed window to the front elevation. Radiator.

Bathroom / W.C. - 6' 11" x 7' 1" (2.12m x 2.16m) Fitted in the bulk head with a double glazed frosted window to the side elevation. A three piece suite comprises bath with shower over and concertina shower screen, low level wc and a wash basin with vanity storage below. Tiled floor and part tiled walls. Chrome heated towel rail. Wall mounted 'combi' boiler. Extractor fan.

Basement

Cellar One - 12' 2" x 10' 7" (3.71m x 3.24m) With light and power and plumbing for a washing machine.

Cellar Two - 12' 4" x 11' 7" (3.77m x 3.55m) With light and power.

Exterior

Gardens - This home has a small garden frontage with concrete ground and post panelled fencing.

The rear garden comprises a good size patio at the rear of the garden ideal for sitting out. A flagged pathway gives access past a lawn garden from the front to the rear. The garden is enclosed by post panelled fencing and hedges.

A smaller patio area at the back of number 36 has a communal shared access with neighbouring properties (for bin access) with a gate giving access down the side of the home to the front.





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.