



£210,000
Rosecroft Close, Davenport, Stockport, SK3 8UY



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

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Looking for a home close within a mile of Davenport Station and the amenities of Davenport Village? Prefer a modern home? A driveway? A detached garage. This could be the one for you! This semi TWO DOUBLE BEDROOM semi detached home offers freshly decorated accommodation with NO VENDOR CHAIN.

Step into the entrance area. To the right, there is a useful cupboard under the stairs. The door ahead leads into the lounge. The door of the entrance area to the left is the breakfast kitchen.

From the lounge, head upstairs to the first floor landing where you will find two double bedrooms and a bathroom/w.c.

Number 5 has a combi boiler gas central heating system and UPVC double glazing.

Outside, there is a garden area to the front. A driveway leads to the side to the detached garage. There is a garden to the rear.

Council Tax band B

EPC Band C

Tenure: Freehold

Ground Floor

Entrance Vestibule - 4' 1" x 2' 8" (1.27m x 0.83m) The home is accessed via a Upvc front door into the entrance vestibule. Laminate flooring. Under stairs storage.

Lounge - 13' 5" x 9' 7" (4.1m x 2.93m) Two double glazed windows to the front aspect. Ceiling coving. Laminate flooring. Radiator. Stairs to first floor.

Breakfast Kitchen - 7' 10" x 13' 6" (2.39m x 4.12m) Fitted with wall and base units. Laminate worktop incorporates a stainless steel sink and drainer. Fitted extractor hood. Wall mounted Worcester 'combi' boiler. Tiled flooring and part tiled walls. Double glazed window to the rear aspect. Double glazed Upvc door leads out to the rear garden.

First Floor

First Floor Landing - 3' 9" x 3' 1" (1.15m x 0.94m) Double glazed window to the side elevation. Radiator. Loft access point.

Bedroom - 10' 8" x 10' 2" (3.27m x 3.11m) Double glazed window to the front elevation. Radiator. Built in cupboard.

Bedroom - 10' 10" x 8' 2" (3.31m x 2.51m) Double glazed window to the rear elevation. Radiator.

Bathroom / W.C. - 7' 7" x 5' 0" (2.34m x 1.54m) Fitted with a three piece suite comprising panelled bath, low level wc and a wash basin. Tiled floor and walls. Heated towel radiator. Double glazed frosted window to the rear elevation.

Exterior

Garage - 16' 3" x 8' 3" (4.97m x 2.53m) Up and over garage door. Power and light. Window to side aspect.

External - To the front of the home is a lawn garden and a paved driveway leads down the side of the home to the garage at the rear.

The rear garden is part paved and part lawn. Post panelled fencing to the borders. A timber gate gives access to the side of the home.



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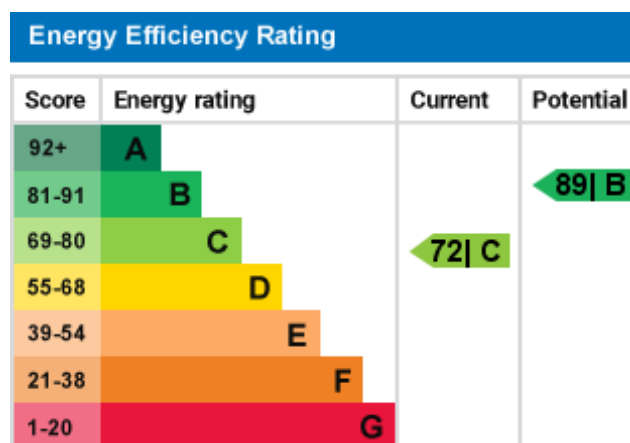
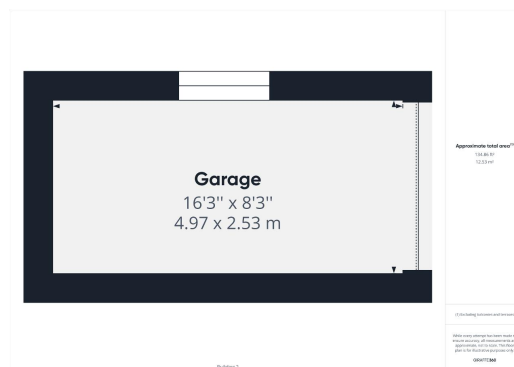
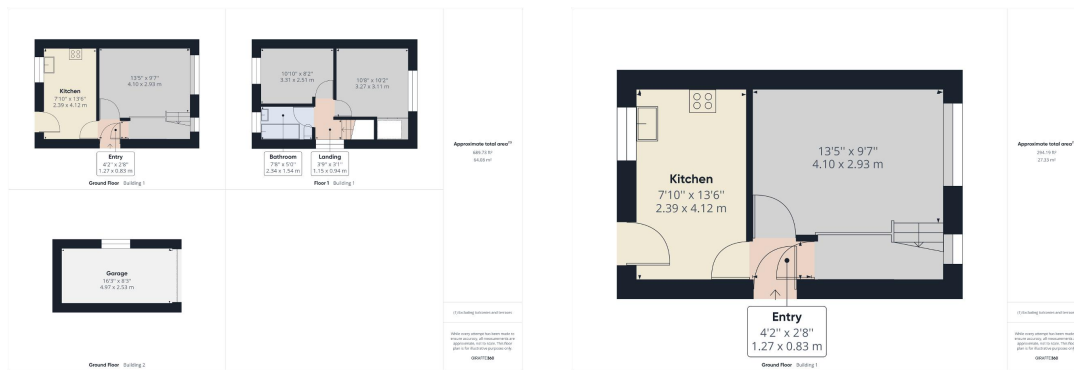
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Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

For more details please call us on **0161 260 0444** or send an email to enquiries@warrensonline.co.uk.