

**£325,000**  
Vicarage Road, Cale Green, Stockport, SK3 8HL



Searching for a period property in Cale Green close to Davenport? Number 75 is situated less than a mile from Davenport village and Davenport train station. The A6 and motorway network are easily accessed too.

We think this home will appeal to you for many other reasons too; not least its four bedrooms, two good size reception rooms, excellent size bathroom/w.c., driveway and generous proportions wrapped in a quirky tapered layout which adds a characterful dimension to the home.

Clicked, we know, but seeing is believing with this home.

Pop in; neutral decor set off against an oak effect laminate floor enhances the sizeable hallway. A spindle balustrade staircase leads ahead to the first floor. To your right is the capacious lounge with an exposed brick fire place and an ornamental inset wood burner.

Back to the hall. On the left there is a downstairs w.c. The next room on the right is the dining room and to the rear is the kitchen. A door from the kitchen leads to the rear garden.

Up the stairs to the first floor landing where you will find four well proportioned and a bathroom/w.c. with four piece suite including a separate shower cubicle. Don't need four bedrooms? You may notice from the floor plan that scope exists to create a marvelous main bedroom.

Tenure: Freehold

EPC: Band D

Council Tax: C

Flood Risk: Very Low

Mobile and broadband available dependent upon provider.

Please note: Material Information has been sourced from 3rd party sources. We recommend that you seek verification yourself too, of course.

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## Ground Floor

**Entrance Hall - 27' 4" x 3' 6" (8.35m x 1.07m)** A UPVC front door opens to the good sized hallway. The spindle balustrade staircase sweeps ahead to the first floor. Dado Rail. Two radiators. Laminate floor.

Doors from the hall provide access to the lounge, dining room, kitchen and the downstairs w.c. Understairs storage area.

**Downstairs W.C. - 6' 2" x 2' 5" (1.9m x 0.74m)** With a low level w.c. and a wash hand basin.

**Lounge - 17' 0" x 11' 11" (5.19m x 3.64m)** As the measurements indicate, this is an excellent size room. It features two windows; a UPVC double glazed bay window to the front and a UPVC double glazed bay window to the side.

Cornice. Picture rail. Feature fire place. Laminate floor.

**Dining Room - 15' 0" x 13' 8" (4.58m x 4.18m)** Another good sized reception room, this one situated to the rear of the property.

UPVC double glazed window to the rear elevation. UPVC double glazed window to the side elevation. Hole in the wall ornate fire place. Built in cupboards. Ceiling cornice. Radiator. Laminate floor. Dado rail.

**Kitchen - 15' 3" x 6' 11" (4.67m x 2.12m)** The kitchen is fitted with a range of wall, drawer, and base units. Roll top work surfaces incorporate a stainless steel sink and drainer. Spaces for a range style cooker, washing machine and fridge freezer. Breakfast bar. Click lock laminate tiled flooring. Part tiled walls. UPVC double glazed windows to the rear and side aspects. Double glazed door leading out to the rear garden.

## First Floor

**Landing** - 2' 5" x 6' 2" (0.76m x 1.89m) Downlighters. Spindle balustrade bannister. Storage unit. Loft access point with pull down ladder to a part boarded loft. Dado rail. Door provide access to the four bedrooms and the bathroom/w.c.

**Bedroom One** - 11' 11" x 14' 4" (3.65m x 4.38m) UPVC double glazed windows to the front and side elevations. Wooden flooring. Ceiling coving. Radiator.

**Bedroom Two** - 9' 1" x 10' 4" (2.77m x 3.16m) Double glazed window to the front elevation. Ceiling coving. Laminate floor. Radiator.

**Bedroom Three** - 8' 10" x 10' 11" (2.71m x 3.35m) UPVC double glazed window to the rear. Laminate floor. Ceiling coving. Radiator.

**Bedroom Four** - 15' 3" x 6' 11" (4.66m x 2.13m) UPVC double glazed windows to the rear and side elevations. Ceiling coving. Radiator. Wood floor.

**Bathroom/W.C.** - 14' 0" x 5' 9" (4.28m x 1.76m) An excellent size bathroom fitted with a modern white four piece suite comprising panelled bath, separate shower cubicle, low level wc and a wash basin. Laminate flooring. Part tiled walls. Chrome effect heated towel rail. Ceiling spotlights. UPVC double glazed frosted window to the side elevation.

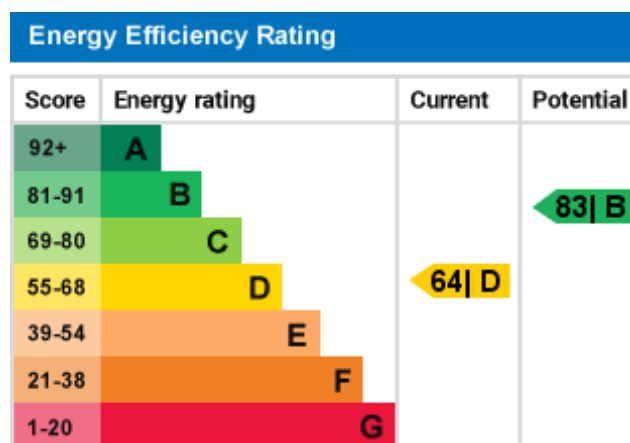
## Exterior

**Outside** - The rear garden has a brick paved area extending to a lawn garden. An area extends to the side where there is a timber shed. There is also a timber shed to the rear of the garden.

A timber gate allows pedestrian access to a small area to the side (housing the shed which is access from the rear garden).

To the front of the home is a brick paved driveway allowing off road parking. There is a low level wrought iron gate and brick wall to the front. The gate opens to the path to the front door.





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).