



**£240,000**  
College Close, Heaviley, Stockport, SK2 6TJ



Before you know the value of your home  
know the value of your estate agent.

Contact us to arrange a free valuation.

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

0161 260 0444  
sales@warrensonline.co.uk  
www.warrensonline.co.uk

Looking for a modern two bedroom cosy home with the advantage of a driveway and garage? Seek to be close to Davenport and need a train station? Davenport station is just over half a mile away. Welcome to number 22; it might be the home you have been looking for.

Walk up the drive to the front. From the front door, step over the threshold into the vestibule. From here a door opens to the living room. . Stairs ascend ahead to the first floor. Firstly, take in the cosy lounge and feature fireplace before popping into the dining kitchen. The kitchen is open to a dining area. You are greeted, when you step into the dining area, by the picture setting; the patio doors frame the view to the rear garden. Let nights in spill out, alfresco style, into the garden when the weather allows.

Retrace your steps to the lounge and head upstairs. Off the landing on the first floor you will find the main bedroom to the front, a smaller bedroom to the rear and a bathroom/w.c.

Outside, to the front of the property there is a lawn garden. In addition, a driveway extends from the front and leads down the side of the property to a detached garage.

There is a lovely garden to the rear. A paved patio area extends to the lawn garden with planted borders.

Want to view? Please get in touch, we would be happy to arrange a viewing.

Tenure: Freehold  
Council Tax: C  
EPC: C

## Ground Floor

**Vestibule - 2' 5" x 5' 4" (0.74m x 1.63m)** The front door opens into the vestibule. it is a handy area to remove and store your jacket and shoes.

From here there is a door into the living room.

Radiator.

**Living Room - 11' 11" x 13' 6" (3.64m x 4.12m)** The living room is a cosy area. with an opening to the dining kitchen.

Radiator. Coving. Feature fire surround with an inset coal effect fire. Spindle balustrade staircase to the first floor. UPVC double glazed window to the side. UPVC double glazed window to the front.

**Dining Kitchen - 9' 0" x 13' 6" (2.75m x 4.12m)** The kitchen is open to the dining area. A change in flooring from carpet underfoot to laminate flooring designates the areas, but allows them to flow.

On a sunny occasion, open the patio door and allow the areas to blend. Dine alfresco style in the well maintained southerly facing rear garden.

The kitchen is fitted with white wall, base and drawer units. Space for a washing machine. Space for an under counter fridge and freezer. Built in oven. Built in gas hob with an extractor hood over. Single drainer sink unit. UPVC double glazed window to the rear. Gas central heating boiler.

## First Floor

**Landing - 12' 11" x 6' 1" (3.94m x 1.87m)** Doors to the two bedrooms and the bathroom/w.c.

**Bedroom (front) - 11' 11" x 10' 0" (3.65m x 3.05m)** A good sized bedroom.

Radiator. Two UPVC double glazed windows to the front.

There is a built in cupboard and an additional area (not included in the measurements) where you could set a wardrobe, dressing table or perhaps a work from home station. Fitted wardrobes and matching bedside cabinets. Access to the loft.

**Bedroom (rear) - 9' 1" x 7' 0" (2.77m x 2.14m)** Situated to the rear of the property. UPVC double glazed window overlooking the rear garden. Radiator.

**Bathroom/W.C. - 5' 7" x 6' 2" (1.72m x 1.88m)** A part tiled bathroom/w.c. with a three piece suite comprising a panelled bath (with a shower over), a low level w.c. and a wash hand basin. Radiator. UPVC double glazed window to the rear.

## Exterior

**Outside -** Outside, to the front of the property there is a lawn garden. In addition, a driveway extends from the front and leads down the



Warrens  
move happy

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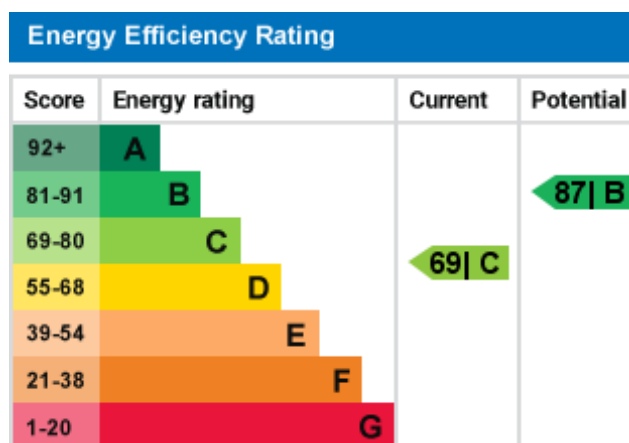
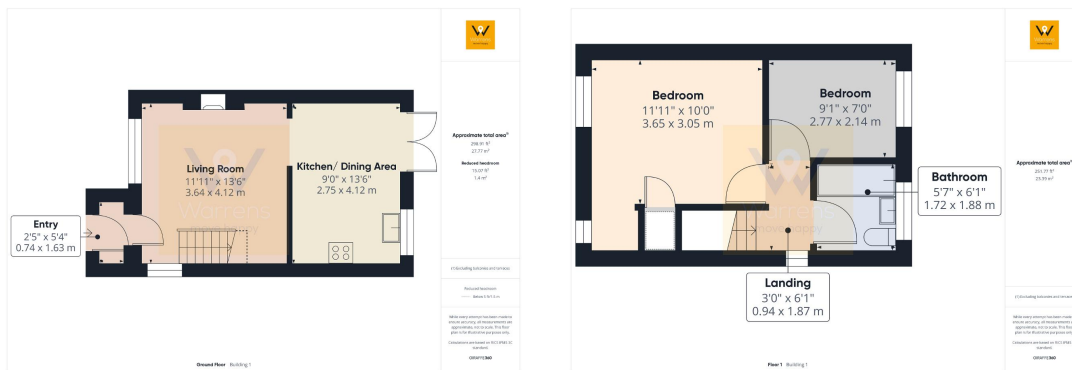
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Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

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