



**£230,000**  
Rosefield Close, Stockport, SK3 8QD



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



Offered for sale with no vendor chain, this attractive modern mews home is situated in a cul-de-sac less than half a mile from Davenport Train Station and is convenient for the amenities of Davenport Village. The renowned local, The Jolly Sailor, is less than a mile stroll. The property benefits from off road parking; bonus!

Number 35 has just been re-decorated throughout and has been fitted with new carpets. A new combi boiler was fitted in January 2022.

Pull up on the drive. Walk to the front door and cross the threshold into the porch. Step into the good size living room. From here you can access the the modern gloss breakfast kitchen to the rear with fitted oven and hob. There is room here for a compact table and chairs. Enjoy a bite to eat here and, if you fancy, open the patio doors for an Al Fresco experience as a gentle breeze airs the proceedings.

Head back to the lounge and up the stairs to the first floor landing. Discover the two bedrooms. Two double bedrooms, both fitted! Last, but not least, the bathroom/w.c.

Outside there is a block paved drive to the front.

To the rear there is a patio area off the patio doors from the kitchen. The patio extends to a lawn garden with fenced boundaries.

We think you'll like this home and we look forward to hearing from you to arrange a viewing.

EPC: Band C

Tenure: Leasehold: 999 years from 1998. Ground Rent £75 per year.

Council Tax Band: B

## Ground Floor

**Porch - 3' 10" x 3' 1" (1.19m x 0.96m)** Enter the home via a uPVC door into the porch. Radiator. Alarm control panel. Wall mounted metal consumer unit.

**Living Room - 11' 10" x 17' 2" (3.61m x 5.24m)** Double glazed oriel bay window to the front aspect. Radiator. Phone point. Television point. Stairs to first floor.

**Breakfast Kitchen - 11' 8" x 8' 9" (3.58m x 2.67m)** Fitted with a range of bi-colour (grey and white) gloss kitchen units. Roll top work surfaces incorporate a stainless steel sink and drainer with mixer tap. Integrated electric oven and hob with extractor hood over. Space for a washing machine and fridge freezer. Tiled floor and part tiled walls. Wall mounted 'combi' boiler (fitted January 2022). Space for a compact table and chairs. Double glazed window to the rear aspect. Double glazed sliding door leads out to the rear garden.

## First Floor

**Landing - 2' 8" x 6' 9" (0.83m x 2.06m)**

**Bedroom - 11' 7" x 8' 9" (3.54m x 2.67m)** Double glazed window to the front elevation. Radiator. Fitted wardrobes and dressing table.

**Bedroom - 11' 8" x 8' 5" (3.58m x 2.57m)** Double glazed window to the rear elevation. Radiator. Fitted wardrobes. Loft access point.

**Bathroom / W.C. - 8' 9" x 4' 6" (2.67m x 1.39m)** Fitted with a modern white three piece suite comprising panelled bath with electric shower over and shower screen. Low level wc and a wash basin. Storage cupboard. Part tiled walls. Tiled floor. Extractor fan.

## Exterior

**External -** To the front of the home is a block paved driveway.

To the rear the garden is mainly laid to lawn with a small patio. Post panelled fence borders.



Warrens  
move happy

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 89 B      |
| 69-80 | C             | 75 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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).