



**£145,000**

Elgol Close, Davenport, Stockport, Cheshire, SK3 8UP



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Looking for a cosy apartment convenient for Davenport Village and train station? Seeking ground floor living? Here we have a neat apartment offered with no vendor chain! Two more great advantages here; a garage (where you can park a car in front too) and its own rear garden!

Number 5 is tucked away in a cul-de-sac location on a well regarded leafy development approximately half a mile from Davenport Train Station.

Come on in. Step into the porch which opens into a lounge. From here you access the kitchen to the rear which has a door into the rear garden. Head back to the lounge and through to the inner hall where you will find a useful storage cupboard, a bathroom/ w.c. and a fitted double bedroom.

Outside, there is a lawn area to the front. To the rear there is a paved garden.

Tenure: The balance of 999 years from March 1977

Ground Rent: A Peppercorn

We understand there is no management company / service charge

EPC: Band C

Council Tax: A

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.

### Ground Floor

**Porch** - 4' 1" x 4' 0" (1.27m x 1.23m) The home is accessed via a double glazed door into the porch. Tiled floor. Consumer unit. Double glazed door to living room.

**Living Room** - 11' 2" x 16' 10" (3.41m x 5.14m) (Max) Double glazed window to the front aspect. Laminate flooring.

**Kitchen** - 5' 6" x 13' 2" (1.69m x 4.02m) Fitted with wall, drawer and base units. Sink and drainer with mixer tap. Space for a washing machine, fridge and cooker. Extractor hood. Tiled floor and part tiled walls. Cupboard. Double glazed door leads out to the rear garden.

**Inner Hallway** - 2' 9" x 9' 4" (0.85m x 2.86m) Built in cupboard. Laminate flooring.

**Bedroom** - 9' 2" x 9' 4" (2.8m x 2.87m) Double glazed window to the rear aspect. Storage heaters. Built in wardrobes. Hot water tank.

**Bathroom / W.C.** - 6' 1" x 4' 11" (1.87m x 1.52m) Fitted with a three piece suite comprising panelled bath with electric shower over. Low level wc and a wash basin. Part tiled walls. Laminate tiled floor. Extractor fan.

### Exterior

**Garage** - 17' 4" x 8' 1" (5.29m x 2.48m) "En-bloc" garage with up and over door situated just behind the property.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             | 74 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).