



Offers Over **£150,000**  
Rosefield Close, Stockport, SK3 8QD



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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

A freshly presented, attractive modern TWO BEDROOM first floor apartment tucked away in a cul-de-sac less than half a mile from Davenport Train Station and convenient for the amenities of Davenport Village. The property benefits from an allocated off road parking space. This apartment also benefits from being a band A for Council Tax.

Pull up on the drive. Walk round to the front door and cross the threshold into the private ground floor entrance. Climb the stairs to the first floor landing where you can access the good size living room, two bedrooms, the bathroom/w.c. and a good sized storage area. The attractive modern kitchen is located off the living room.

Outside there is an allocated parking space.

Tenure: Leasehold: 163 years remaining on a lease from January 1999.

Service Charge: Circa £142 per month

EPC: Band C

Council Tax: Band 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

**Entrance Hall** - 6' 9" x 3' 2" (2.09m x 0.98m) UPVC double glazed door.

Stairs lead to the first floor landing. Radiator.

## First Floor

**First Floor Landing** - 14' 9" x 6' 7" (4.52m x 2.02m) A spacious area with a spindle balustrade. Wood doors are set off against the fresh white decor. Access to the living room, bedrooms, bathroom and a good size cupboard.

**Living Room** - 15' 7" x 10' 0" (4.77m x 3.05m) A good sized living room. UPVC double glazed window. Radiator. Door to the landing. Door to the kitchen.

**Kitchen** - 11' 8" x 6' 8" (3.56m x 2.05m) Fitted with an attractive contemporary range of dark wall base and drawer units with contrasting lighter work surface, tiled floor and white tiled splash-backs.

Combination gas central heating boiler. Space for a washing machine. Space for a tall fridge freezer. Space and plumbing for a dishwasher. Fitted ceramic hob. Built in electric oven. UPVC double glazed window.

**Bedroom** - 11' 6" x 9' 11" (3.53m x 3.03m) A double bedroom with a UPVC double glazed window. Radiator.

**Bedroom** - 6' 6" x 9' 11" (1.99m x 3.03m) A good size single bedroom. Radiator. UPVC double glazed window.

**Bathroom/W.C.** - 5' 6" x 6' 7" (1.69m x 2.03m) Fitted with a grey coloured three piece suite comprising a panel bath (with an electric shower over), a low level w.c. and a wash hand basin. Part tiled walls. UPVC double glazed window. Radiator.

## Exterior

**Outside** - There is an allocated parking space.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 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).