



£350,000
Sterndale Road, Davenport, Stockport, SK3 8QU

Well positioned approximately half a mile from Davenport Village (and train station), number 55, a tastefully appointed semi detached home with a loft conversion sports many virtues, amongst them, **THREE DOUBLE BEDROOMS, A DRESSING AREA, a STYLISH DINING KITCHEN AND BATHROOM** and an excellent size **REAR GARDEN** plus **OFF ROAD PARKING TO THE FRONT**.

Aided by solar panels (fitted August 2022), this home benefits from an EPC rating of B which the owners tell us is 'covering at least 80%' of their electricity costs. Such information can be shared in more detail in due course.

The owners are rightfully proud of their superbly presented home and we think you will be most impressed when you view.

Pull up. Check out the smart block paved driveway (and an electric vehicle charging point). The front door opens into an entrance hallway the wood floor set off against the white decor for a contemporary finish. The neutral decor is a theme throughout this home.

A door to your left opens to into the living room to the front. A door ahead from the hall opens to the impressive dining kitchen, a social hub, with a peninsula breakfast bar. Sit here and chat whilst the chef prepares a bite to eat. There is room in the dining kitchen for a dining table too and perhaps a small sofa too. A French Door flanked by a window to each side opens to the patio area so gatherings can spill outside!

Return to the hall and head upstairs to the first floor landing. Here you will find two double bedrooms, a dressing area (and gateway to the second floor bedroom) plus a contemporary bathroom/w.c in which to revive and refresh.

Also on the first floor landing is the cupboard housing the combination gas central heating boiler. In addition, the original third bedroom has been transformed into a dressing area/ lobby with stairs to the second floor double bedroom which will wow you with the sense of space and airiness created by the vaulted ceiling.

Having explored the property, take a look outside. As mentioned, there is block paved drive to the front. This blends to a small landscaped garden area. A gate provides access to the side of the property and into the rear garden. To the side of the property there is a brick built outhouse.

The rear garden enjoys a southerly aspect. It has an Indian Stone patio area extending to the lawn garden. At the rear of the garden there is a standing currently home to a greenhouse and timber shed.

There is much to love here at number 55. We look forward to hearing from you.

Ground Floor

Entrance Hall - 6' 1" x 11' 4" (1.86m x 3.47m) Setting the tone for the remainder of this home, the hall is decorated neutrally. Laminate floor is offset by white walls. A staircase leads to the first floor. There is a door to the living room and a door to the dining kitchen. Radiator.

Living Room - 12' 0" x 12' 5" (3.66m x 3.81m) Neutral decor. Laminate floor. Radiator. UPVC double glazed bay window to the front.

Dining Kitchen - 13' 5" x 18' 7" (4.1m x 5.67m) A lovely space with room for a dining table and a small sofa if you wish. The kitchen is fitted with a range of wall, base and drawer units. Work surfaces. Integrated dishwasher. Built-in electric oven. Built in hob with an extractor over. Integrated fridge and freezer. Sink unit with mixer tap. Peninsula breakfast bar with under storage and an integrated wine cooler on one side. Tile floor which flows from the kitchen area into the dining area. UPVC double glazed window to the rear. French door (flanked by windows to each side). Designer style radiator.

First Floor

First Floor Landing - 5' 9" x 7' 4" (1.76m x 2.26m) Radiator. Cupboard housing the combi boiler. Doors to two double bedrooms. Door to the bathroom/w.c. Door to the dressing room/ lobby (with stairs to second floor bedroom).

Dressing Room/ Lobby - 7' 7" x 10' 11" (2.34m x 3.34m) Formerly this was bedroom 3. Following the loft conversion, it has become the gateway to the second floor.

Spindle balustrade staircase to the second floor bedroom. Understairs area. Radiator.

Bedroom (front) - 10' 7" x 10' 11" (3.25m x 3.33m) A double bedroom with a UPVC double glazed window to the front. Radiator. Built in cupboard.

Bedroom (rear) - 10' 6" x 11' 9" (3.21m x 3.59m) Another double bedroom. UPVC double glazed window to the rear. Radiator.

Bathroom/W.C. - 7' 7" x 5' 6" (2.32m x 1.69m) A fully tiled contemporary bathroom fitted with a three piece suite comprising a paneled bath (with a shower over), a low level w/c. and a wash hand basin housed in a vanity unit with storage. Fitted matching cupboard. Tiled floor. Heated towel rail. UPVC double glazed window to the rear.

Second Floor

Bedroom - 18' 6" x 13' 6" (5.64m x 4.14m) A good sized light and airy bedroom with a vaulted ceiling and a roof light window plus a UPVC double glazed window to the side. Eaves storage (cupboards and drawers). Radiator.

Exterior

Outside - Having explored the property, take a look outside. As mentioned, there is block paved drive to the front. This blends to a small landscaped garden area. A gate provides access to the side of the property and into the rear garden. To the side of the property there is a brick built outhouse.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	86 B
69-80	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.