



Chris Jolley
PHOTOGRAPHY

4, Oakfield Road, Davenport, Stockport SK3 8SG

Characterful, three bed c1910 period semi-detached off Bramhall Lane;
close to shops and Davenport railway station.

Guide Price: £



SUMMARY:

Characterful, three bed c1910 period semi-detached off Bramhall Lane; close to shops and Davenport railway station. GFCH, double glazing, alarm. Briefly comprises hall, two separate reception rooms, breakfast kitchen, three bedrooms (all robed) and bathroom/wc with shower. Pleasant, well enclosed rear garden with workshop. Flagged hardstanding for vehicles to the front. **Immediate vacant possession is available with no onward chain.**

GROUND FLOOR

CANOPIED PORCH

Carriage lamp.

ENTRANCE HALL

3.86m x 1.65m (12'8" x 5'5") max. Double glazed front door and window, cornice dado rail, radiator, gas meter cupboard, staircase to first floor, understairs cupboard housing electricity meter, CH thermostat.

SITTING ROOM (FRONT)

4.44m x 3.35m (14'7" x 11'0") max. Into bay with double glazed windows, cornice, radiator, brick arched recess to chimney breast with inset electric fire, brick and parquet timber display/TV plinth.

LIVING ROOM (REAR)

5.18m x 3.99m (17'0" x 13'1") max. Double glazed double doors to rear garden, fireplace with inset electric fire, marble back and hearth with timber surround, cornice, radiator, double glazed window to side elevation, understairs cloaks/storage cupboard with single glazed window to side elevation, archway to kitchen.

KITCHEN (REAR)

4.9m x 2.16m (16'1" x 7'1") max. Fitted base and wall cabinets incorporating stainless steel sink unit with mixer tap, work surfaces with tiled wall backs, recesses for appliances, electric cooker point, plumbed for automatic washing machine, breakfast bar, wall mounted gas CH boiler, CH programmer, extractor fan, double glazed windows to rear and side elevation, glazed door to rear garden, vented for dryer.

FIRST FLOOR

LANDING

Double glazed window, staircase balustrade, cornice, access to loft space.

BEDROOM 1 (FRONT)

4.09m x 3.35m (13'5" x 11'0") max. Into bay with double glazed windows, fitted wardrobes with overhead cupboards, cornice, radiator.

BEDROOM 2 (REAR)

4.01m x 2.87m (13'2" x 9'5") max. Double glazed window, built-in wardrobes, HWC/airing cupboard, cornice, radiator.

BEDROOM 3 (REAR)

2.82m x 2.18m (9'3" x 7'2") max. Double glazed window, built-in wardrobe.

BATHROOM (FRONT)

2.64m x 1.6m (8'8" x 5'3") max. White and chrome suite of panelled bath with mixer tap/shower and electric shower over, pedestal wash hand basin, low level wc, part tiled walls, double glazed window, radiator.

OUTSIDE

GARDENS

Pleasant, well enclosed rear garden with lawn, planted borders, evergreens, flagged patio and paths, cold water tap, external power points, workshop/shed with power and light. High boundaries of brick wall and timber fencing, side gate to front. Flagged hardstanding to front.

TENURE:

We have been advised by the present owner(s) that the property is Freehold. We would recommend that your conveyancer checks the tenure prior to the exchange of contracts.

COUNCIL TAX:

We have been advised that the Council Tax Band is B. All enquiries to Stockport Metropolitan Borough Council.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Efficiency Rating is D. Further information is available on request and online.

VIEWING:

Strictly by appointment through Woodhall Properties 0161 483 5100.

OPENING HOURS:

Monday - Thursday 9.00am - 5.30pm, Friday 9.00am - 5.00pm, Saturday 9.00am - 4.00pm and Sunday 12.00pm - 4.00pm

