



**£235,000**  
College Close, Heaviley, Stockport, SK2 6TJ



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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  
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There is much to whet your appetite here at number 26, a FREEHOLD TWO BEDROOM HOME built by Bellway Homes.

Where to start? Perhaps you are after a tastefully appointed home near to Davenport Station and village , (just over half a mile away)? Maybe you seek the convenience of public transport links from the A6? Fancy a spot of gardening in the sunshine? A cul-de-sac location appeals? Searching for that rare find at this price in the area; a driveway?! Whatever your reasons, there is something for you to fall in love with here.

Walk up the path to the front. Think about the bonus of having off road parking. Step over the threshold into the vestibule. Take off your shoes before you step into the smart lounge. Stairs ascend ahead to the first floor. Firstly, take in the cosy lounge and feature fireplace before popping into the kitchen. Fitted circa 2020 with a range of attractive shaker style units, the kitchen is open to a dining area. You are greeted, when you step into the dining area, by the picture setting; the sliding patio door frames the view to the rear garden. The dining area blurs the space between the cosy indoors and the garden beyond. Let nights in spill out, alfresco style, into the garden!

Retrace your steps to the lounge and head upstairs. Off the landing on the first floor you will find the tastefully presented main bedroom to the front, a smaller bedroom to the rear and a fully tiled bathroom where you can revive or relax.

The owners enjoy their garden. You will see when you view that it is their sanctuary, their tranquil space for rest and relaxation. There is a patio area and a lawn garden with planted borders.

Want to view? Please get in touch, we would be happy to arrange a viewing.

EPC: C

Council Tax: B

Tenure: Freehold (and free from chief rent)

## Ground Floor

**Vestibule - 2' 5" x 5' 5" (0.75m x 1.67m)** The front door opens into the vestibule. it is a handy area to remove and store your jacket and shoes.

From here there is a door into the living room.

Radiator.

**Living Room - 11' 10" x 13' 6" (3.62m x 4.14m)** Setting the theme for the rest of the house; well presented, tidy and homely, the living room is a cosy area. with an opening to the dining kitchen.

Under-stairs storage cupboard. Radiator. Coving. Feature fire surround with an inset coal effect fire. Spindle balustrade staircase to the first floor.

**Dining Kitchen - 9' 2" x 13' 5" (2.8m x 4.11m)** The attractive open modern kitchen is open to the dining area. A change in flooring from carpet underfoot to LVT flooring designates the areas, but allows them to flow.

On a sunny occasion, open the sliding patio door and allow the areas to blend. Dine alfresco style in the well maintained southerly facing rear garden.

The kitchen, we understand, was fitted in 2020 (although you'll be amazed as it still looks new!). There are wall, base and drawer units. Space for a washing machine. Space for an under counter fridge and freezer. Built in oven. Built in gas hob with an extractor hood over. One and a half bowl singer drainer sink unit. Timber framed double glazed window to the rear. Combi gas central heating boiler.

## First Floor

**First Floor Landing - 3' 3" x 6' 2" (1m x 1.89m)** Doors to the two bedrooms and the bathroom/w.c.

**Bedroom - 12' 2" x 10' 2" (3.71m x 3.1m)** A good sized bedroom presented tastefully.

Radiator. Timber framed double glazed window to the front.

There is a built in cupboard and an additional area (not included in the measurements) where you could set a wardrobe, dressing table or perhaps a work from home station. This area has a timber framed double glazed window.

**Bedroom - 9' 1" x 7' 0" (2.79m x 2.14m)** Situated to the rear of the property. Timber framed double glazed window overlooking the rear garden. Radiator. Access to the loft void via a pull down ladder.

The loft has boarding and light.

**Bathroom/W.C. - 5' 6" x 6' 2" (1.69m x 1.89m)** Revive or relax in this fully tiled bathroom/w.c. with a three piece suite comprising a panelled bath (with a shower over), a low level w.c. and a wash hand basin. Chrome effect heated towel rail. Timber framed double glazed window to the rear. LVT flooring.

## Exterior

**Outside** - To the front of the property there is a driveway.

There is a lovely garden to the rear. The owners enjoy their garden. You will see when you view that it is their sanctuary, their tranquil space for rest and relaxation. There is a patio area and a lawn garden with planted borders.



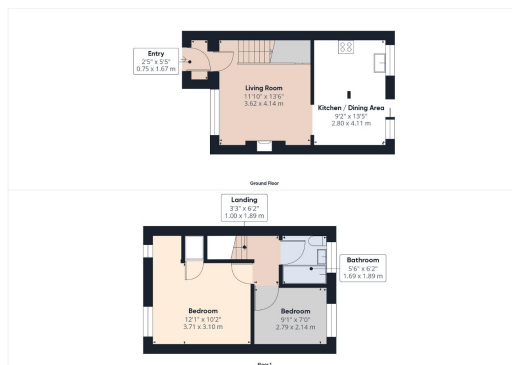
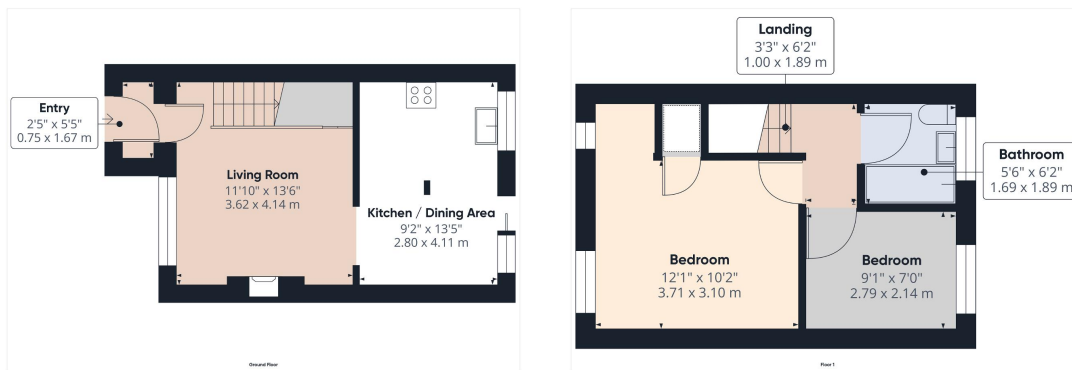
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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).



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