



Offers Over **£200,000**  
Crosby Street, Cale Green, Stockport, SK2 6SP



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Trinity House, Newby Road  
Hazel Grove, Stockport, SK7 5DA

0161 260 0444  
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Looking for a home in Davenport which is convenient for the village and train station? Something to get you at it!; a vacant end terrace home alluringly close to Davenport Village ((within half a mile) and Davenport Train Station. Number 59 is also less than a mile from Stockport Train Station and all the goings on in vibrant Stockport Town Centre.

Aside the location, this home is offered with NO ONWARD CHAIN and has benefits such as a good sized lawn garden, two good size bedrooms, a cosy lounge to the front and a sizeable kitchen diner to the rear.

Step over the threshold into the neutrally decorated lounge. From here you can access the kitchen diner to the rear. A door from the kitchen provides access to the cellar chamber. Another door from the kitchen opens to the rear garden.

Stairs from the kitchen lead to the first floor landing. You will find two good size bedrooms and the bathroom/w.c. here.

Number 59 has a small garden frontage. There is a good size lawn garden to the rear.

The property has UPVC double glazing and a combi boiler gas central heating system.

We hope that you would like to take a look at this home for yourself. If so, get in touch; we look forward to hearing from you.

Council Tax: Band A

Tenure: Leasehold - 999 years from June 1897. Ground rent: £8.50 per year

EPC: Band D

## Ground Floor

**Living Room** - 12' 9" x 11' 11" (3.9m x 3.65m) UPVC front door. Double glazed window to the front. Fire place. Radiator. Door to the kitchen diner.

**Kitchen Diner** - 12' 11" x 13' 1" (3.95m x 4.01m) Fitted with a range of wall, drawers and base units. Sink unit. Built in oven. Built in hob with extractor hood over. Wall mounted 'combi' boiler. Radiator. Double glazed window to the rear. Timber door leads out to the rear garden.

## First Floor

**Landing** - 12' 11" x 2' 9" (3.95m x 0.84m)

**Bedroom One** - 12' 8" x 12' 0" (3.87m x 3.66m) Double glazed window to the front. Radiator.

**Bedroom Two** - 8' 1" x 10' 0" (2.48m x 3.05m) Double glazed window to the rear. Radiator.

**Bathroom / W.C.** - 4' 7" x 10' 0" (1.4m x 3.05m) Fitted with a three piece suite comprising panelled bath with electric shower over and shower screen. Low level wc and a wash basin. Radiator. Part tiled walls. Vinyl flooring. Double glazed frosted window to the rear.

## Basement

**Cellar** - 12' 10" x 15' 3" (3.92m x 4.67m) Power and light. Gas and electric meters. Consumer unit.

## Exterior

**Outside** - There is a small garden frontage and a good size lawn garden to the rear.



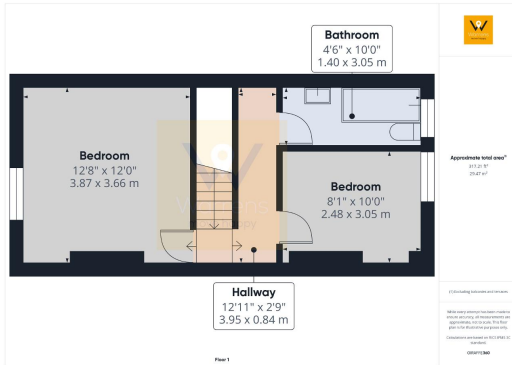
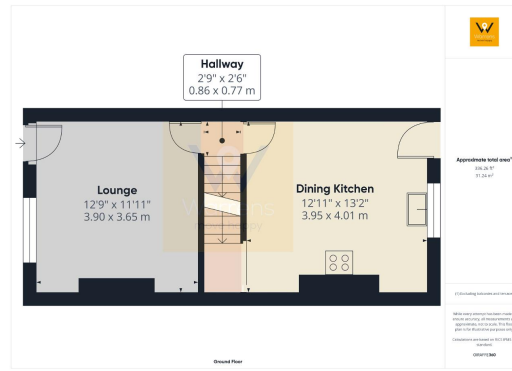
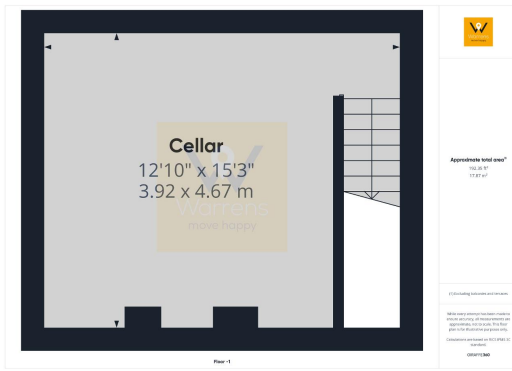
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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).