



£250,000

Vicarage Road, Cale Green, Stockport, SK3 8HL



Warrens
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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

Offered for sale with no vendor chain, this WELL PRESENTED TWO BEDROOM SEMI DETACHED HOME situated in Cale Green less than a mile from Davenport Village will captivate your interest.

Arrange a viewing to discover the virtues of number 53; two reception rooms, tasteful neutral decor with a splash of colour in all the right places, two reception rooms, a utility room off the kitchen and a lawn garden to the rear.

Commuting is a doddle with Stockport Train Station about a mile away which provides regular trains to Manchester and London. Davenport Station is less than a mile away. The A6 and motorway network are easily accessed too.

Come in. Step into the entrance hall with a wooden floor where style meets practicality. The front reception room is presently used as a dining room, a place to sit at the table and enjoy the efforts, perhaps with friends and family, of time spent in the kitchen!

The rear reception room is a living room and features patio doors opening to the rear garden. Relax in the living room maybe with a book (and a glass of something) or perhaps catch up on some television.

Work on your culinary skills in the kitchen, which is beyond the living room. The kitchen has space for a dishwasher to ease the chores. There is a small utility room at the rear of the kitchen; with space for a washing machine, this room is ready to handle the laundry day hustle out of the way of the kitchen.

Retrace your steps to hallway and ascend to the first floor landing.

To the front, a door opens to the sizeable main double bedroom. Off the landing to the rear you will discover the second double bedroom and bathroom/w.c.

So, to outside where to the front there is a small garden.

To the rear of the property there is a paved area (accessible from the living room or the kitchen. This area extends to a lawn garden.

We look forward to hearing from you to arrange a viewing.

EPC Band: D

Council Tax Band: B

Tenure: Leasehold with over 850 years remaining

Ground Floor

Entrance Hallway - 3' 1" x 14' 7" (0.95m x 4.46m) The home is accessed via a Upvc door into the hallway. Wooden flooring. Coving and picture rail. Radiator.

Dining Room - 9' 8" x 13' 3" (2.96m x 4.06m) Double glazed window to the front aspect. Laminate flooring. Ceiling coving and picture rail. Radiator Coat hooks.

Living Room - 13' 1" x 12' 3" (4.01m x 3.75m) Double glazed double doors lead out to the rear garden. Laminate flooring. Under stairs storage. Radiator. Open to kitchen.

Kitchen - 7' 3" x 10' 5" (2.21m x 3.19m) Fitted with a range of wall, drawer and base units. Work tops incorporate a stainless steel sink and drainer with mixer taps. Integrated electric oven and hob with extractor hood over. Spaces for a fridge freezer and dishwasher. Part tiled walls. Laminate tiled floor. Wall mounted 'combi' boiler. Double glazed window. Double glazed door leads out to the rear garden. Radiator.

Utility Room - 7' 7" x 2' 5" (2.33m x 0.75m) Space for a washing machine and some storage. Double glazed window.

First Floor

Landing - 5' 6" x 2' 9" (1.69m x 0.85m) Loft access point.

Bedroom - 13' 3" x 11' 6" (4.04m x 3.51m) Double glazed window to the front elevation. Ceiling coving. Radiator.



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Bedroom - 7' 4" x 17' 1" (2.25m x 5.21m) Two double glazed windows to the rear elevation. Radiator.

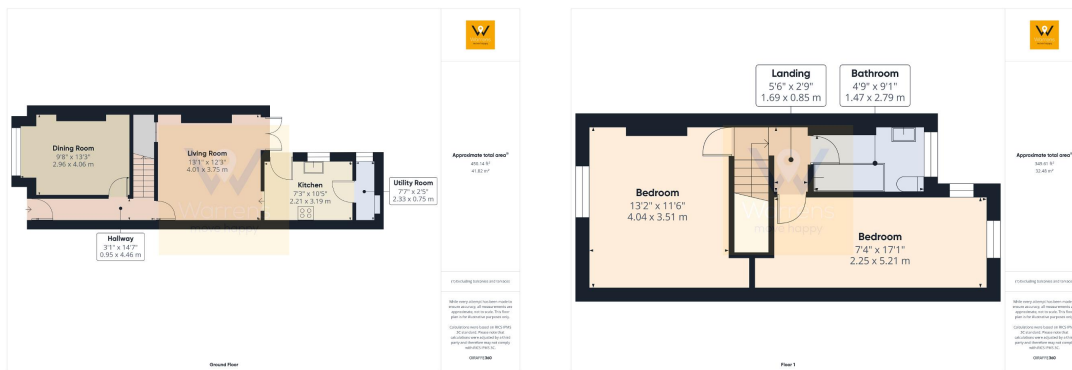
Bathroom / W.C. - 4' 9" x 9' 1" (1.47m x 2.79m) Fitted with a three piece suite comprising tiled bath with shower over and shower screen. Glass wash basin and low level wc. Tiled floor and walls. Extractor hood. Chrome heated towel rail. Double glazed frosted window to the rear elevation.

Exterior

External - This home is garden fronted with a small walled garden

The rear garden is part patio, part lawn and enclosed by post panelled fencing.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 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.