



**£180,000**  
The Croft, Mile End, Stockport, SK2 6BP



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

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Looking for a spacious apartment in a well regarded location? This good sized **SECOND FLOOR APARTMENT** boasts two double bedrooms, a spacious living room, a kitchen and a shower room/w.c.

Added to its virtues are communal gardens and a garage. We think you'll like the balcony which is accessed from the living room and invites you to enjoy fresh air and sunshine when the weather permits!

This apartment is situated in a cul-de-sac less than a mile from Davenport Train Station and is convenient for the amenities of Davenport Village.

Great Moor village is convenient too and Woodsmoor Station is just over a half mile walk.

Tenure: Leasehold: Ground rent circa £29 per year. Circa 950 years remaining.

Service Charge: £112 per month

EPC: TBC

Council Tax: Band B

## Second Floor

**Entrance Hall** - Step over the threshold from the communal entrance into the private entrance hall of number 23. Laminate floor is offset against the neutral decor.

Doors to the living room, bedrooms, shower room/w.c. and kitchen. Electric heater.

**Living Room** - 17' 0" x 14' 10" (5.19m x 4.54m) A spacious living room with space for a dining table should you so wish.

The focal point of the room are the sliding patio doors which open to patio and invite you to enjoy the fresh air with a view over the communal garden.

Fire surround with inset electric fire. Hatch through to kitchen.

**Balcony** - 12' 11" x 3' 2" (3.96m x 0.99m) Accessed from the patio doors.

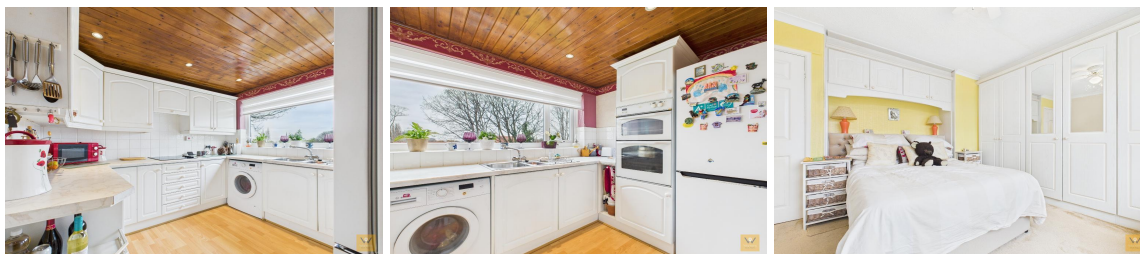
**Kitchen** - 10' 0" x 9' 7" (3.05m x 2.94m) Fitted with a range of white wall, base and drawer units.

Work tops. Tiled splash-back. Ceramic oven and hob with extractor over. Eye level electric oven. Space for a washing machine. Space for a tall fridge freezer. One and a half bowl sink unit set beneath a large window which frames the view to the rear over the communal garden and beyond.

**Bedroom (front)** - 10' 9" x 12' 2" (3.3m x 3.73m) A fitted double bedroom. Window seat beneath the UPVC double glazed window with drawers and storage to each side. Electric heater.

**Bedroom (rear)** - 10' 4" x 9' 1" (3.17m x 2.78m) UPVC double glazed window. Laminate floor. Fitted wardrobes. Electric heater.

**Shower room/W.C.** - 6' 4" x 6' 3" (1.95m x 1.92m) A fully tiled shower room fitted with shower cubicle, a low level w.c and a wash hand basin housed in a vanity unit. Chrome effect heated towel rail.



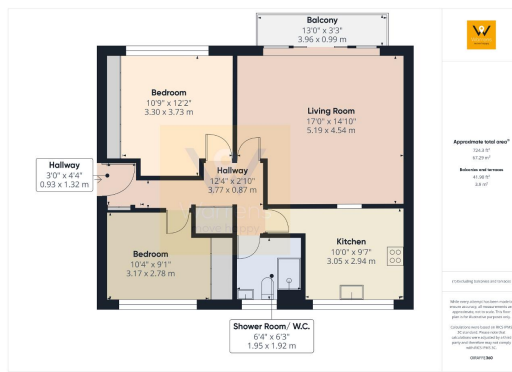
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Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

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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