

**£140,000**  
Buxton Road, Great Moor, Stockport, SK2 7AE



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Forming part of an ATTRACTIVE PERIOD PROPERTY and being sold with NO VENDOR CHAIN, this neutrally presented TWO BEDROOM FIRST FLOOR APARTMENT is situated in a convenient and well regarded location.

The apartment benefits from off road parking to the rear (accessed via Royle Close off the grounds of Stockport Grammar School).

Number 2 is situated less than a mile from Stepping Hill Hospital and around a 10 minute walk (half a mile) from Woodsmoor train station. Great Moor centre along the A6 corridor is close by. Davenport Station and the amenities of Davenport village are around half a mile away.

The well presented apartment which has just been decorated throughout comprises hall, lounge, two bedrooms (both with fitted wardrobes), kitchen and a stylish bathroom/w.c. Both bedrooms have just been newly carpeted.

The property has UPVC double glazing, and gas central heating.

Tenure: Leasehold. Balance of 125 years from July 2004

Service Charge: £130 pcm

EPC: D

### First Floor

**Entrance Hallway** - 3' 9" x 16' 10" (1.16m x 5.14m) The home is accessed from the communal corridor via a timber door into the entrance hallway. Laminate flooring. Consumer unit. Radiator.

**Living Room** - 10' 5" x 15' 6" (3.18m x 4.73m) Double glazed bay window to the front elevation. Laminate flooring. Radiator.

**Kitchen** - 7' 0" x 7' 4" (2.14m x 2.25m) Fitted with a range of wall, drawer and base units. Roll top work surfaces incorporate a sink and drainer with mixer tap. Integrated electric oven and hob with extractor hood over. Spaces for a washing machine and fridge freezer. Wall mounted 'combi' boiler. Radiator. Laminate flooring. Double glazed window to the rear elevation.

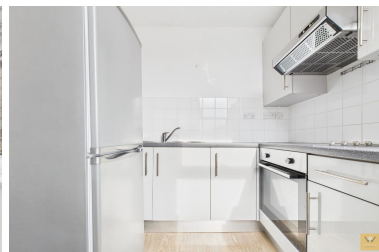
**Bedroom One** - 10' 9" x 14' 11" (3.3m x 4.57m) Two double glazed windows. New fitted carpet. Fitted wardrobes. Radiator.

**Bedroom Two** - 7' 1" x 12' 3" (2.16m x 3.74m) Double glazed window to the front elevation. Fitted wardrobes. New fitted carpet. Radiator.

**Bathroom** - 6' 11" x 4' 11" (2.12m x 1.51m) Fitted with a three piece suite comprising panelled bath with shower over and shower screen, wash basin and a low level wc. Tiled floor and walls. Chrome heated towel rail. Extractor fan.

### Exterior

**External** - To the front of the home is a gravelled garden with pedestrian gate giving access to the A6. To the rear of the home is a parking area accessed off Royle Close..







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	63 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).