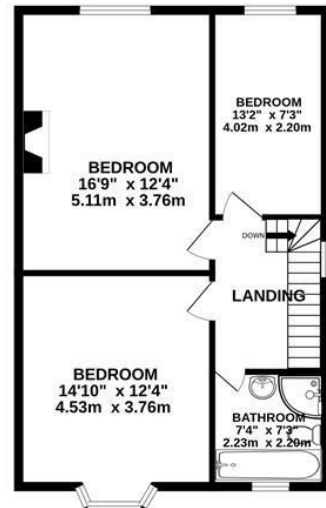
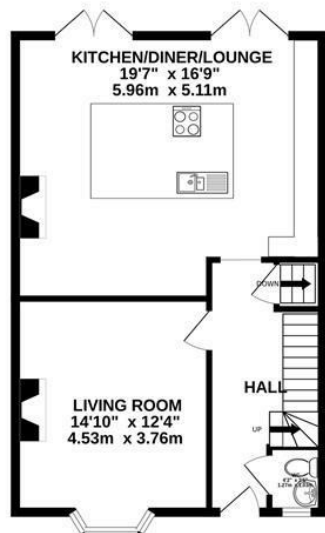
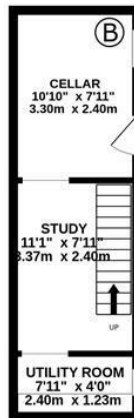


BASEMENT  
204 sq ft (19.0 sq.m.) approx.

GROUND FLOOR  
743 sq ft (68.9 sq.m.) approx.

1ST FLOOR  
593 sq ft (55.1 sq.m.) approx.



TOTAL FLOOR AREA: 1540 sq.ft. (143.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Granby Road |  
Offers Over £500,000



240 Wellington Road South | Stockport | SK2 6NW  
t: 0161 480 0099  
e: enquiries@hibberthomes.com  
www.hibberthomes.com

SALES & LETTINGS

Bedrooms 3

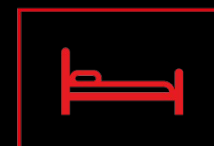
Bath 2

Reception 1

Parking here

Area  
1540.00 sq ft

Type here



- Three Double Bedrooms
- Off-Road Parking for Multiple Cars
- Modern Bathroom
- Walking Distance to Davenport Train Station
- Bespoke Open-Plan Kitchen
- Outdoor Bar and Cooking Area
- Private Garden
- Fantastic Nearby Schools and Colleges

Hibbert Homes are delighted to bring to the market this stunning semi-detached property, set within a great location for schools and colleges such as Stockport Grammar School, Stockport School and Aquinas college, with Davenport train station being a gentle strolls distance away too.

This property boasts spaciousness, with a stunningly bright living area found to the left upon entrance, presenting a pleasant fireplace and a beautiful stained glass bay window. Heading into the kitchen, you will be greeted with a glamorous bespoke open-plan kitchen, featuring a large kitchen island which can be used as a dining area, as well as featuring modern appliances such as an inbuilt dishwasher and wine fridge. The kitchen is presented with two sets of patio doors allowing great access into the garden, while also inviting plenty of natural light into the kitchen. A pleasant seating area within the kitchen space completes this luxurious part of the home.

Moving upstairs, you will find Three double bedrooms, all offering plenty of living space, with each bedroom including large windows, adding further to the high amount of natural lighting this property creates. The main bathroom of this property has been recently refurbished to an excellent standard by the current owners, featuring a large bath and rain shower, with an eye-catching decor to finish it off.

The garden to this property has plenty to offer. High fences provide great levels of privacy, and a pleasant seating area at the end of the garden makes this a great spot to relax or enjoy the sun. A highly impressive Outdoor Bar, with amazing bi-fold doors and full electricity allows this garden to be the perfect place to socialise and enjoy at all times of year.

To book a viewing on this fantastic property, or obtain more information, please contact 0161 480 0099 [enquiries@hibberthomes.com](mailto:enquiries@hibberthomes.com)

