



22 Kinross Avenue, Stockport

£465,000 Freehold

Four Bedrooms detached • Detached Property • Open Plan Kitchen Diner • Garage • West Facing Garden • Free Hold • Parking for several cars



A wonderful four bedroom detached home sitting on a quiet cul-de-sac in a popular Woodsmoor location. This lovely family home is beautifully presented throughout with an open-plan dining kitchen diner, spacious living room and conservatory. Conveniently located to Woodsmoor Train Station.

Council Tax band: E

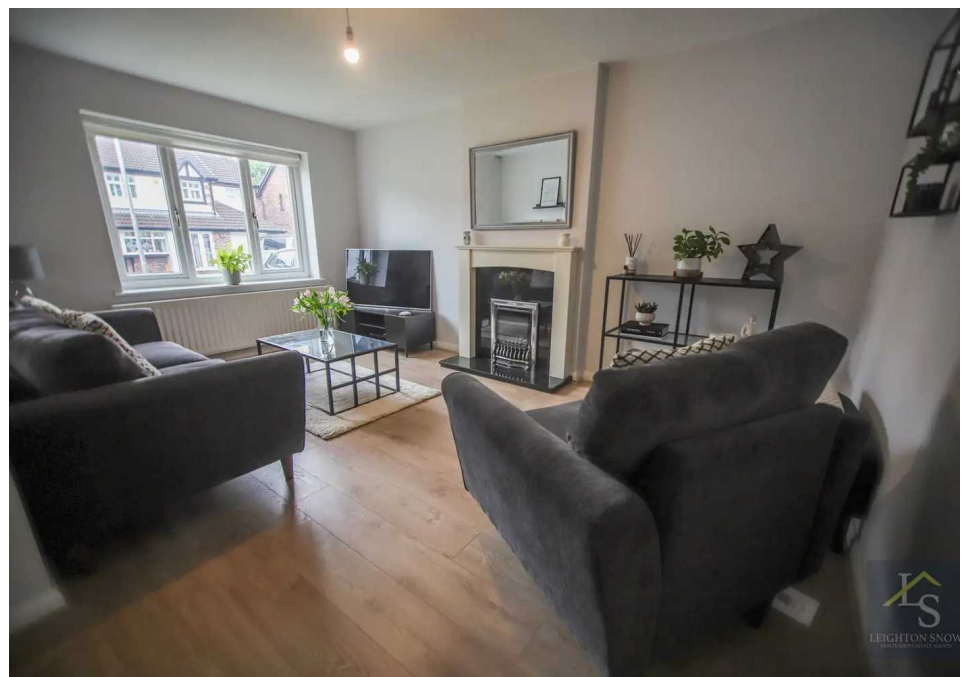
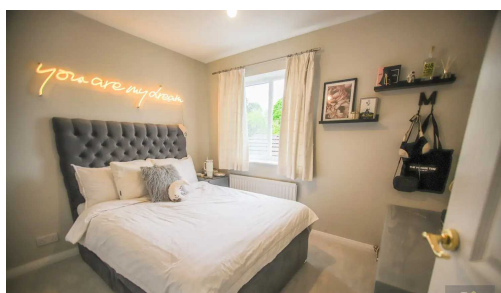
Tenure: Freehold

EPC Energy Efficiency Rating: C

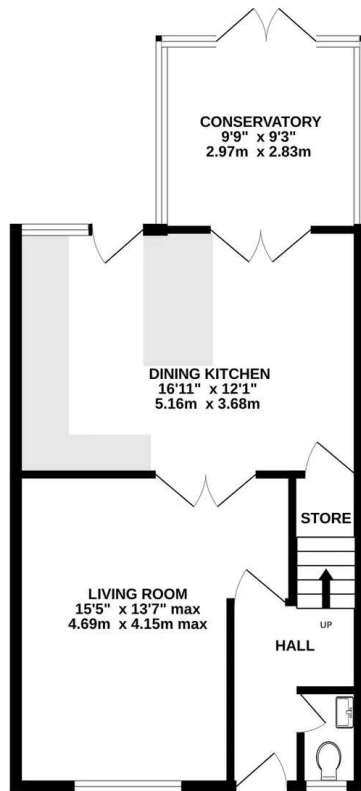
EPC Environmental Impact Rating: D



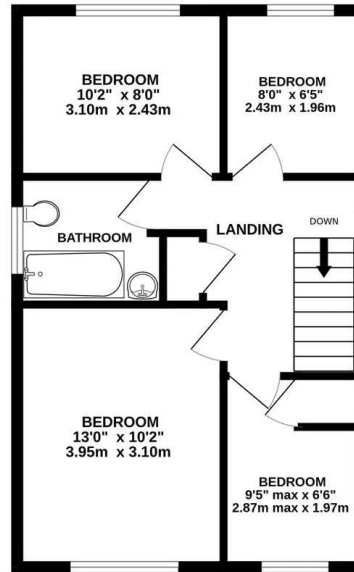
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GROUND FLOOR
556 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 1021 sq.ft. (94.8 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.
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A wonderful four bedroom detached home sitting on a quiet cul-de-sac in a popular Woodsmoor location. This lovely family home is beautifully presented throughout with an open-plan dining kitchen, spacious living room, conservatory, garage and west-facing rear garden. Conveniently located for superb transport links including Woodsmoor Train Station.

This lovely family home sits behind a charming front lawn with a tandem driveway to the side. At the foot of the driveway sits a garage. Internally there is a welcoming entrance hallway with a WC. The hallway leads to the living room which is a lovely space with window overlooking the front lawn. Double Critall doors lead through into the open-plan dining kitchen which spans the width of the property. The kitchen is a modern space with patio doors leading into a bright conservatory. The conservatory allows access on to the garden through double doors.

To the first floor there are four bedrooms and a family bathroom. The four bedrooms are well-proportioned and comprise of two generous doubles and two large singles. The family bathroom is a white three piece suite comprising bath with shower over, WC and wash hand basin.

Externally the rear garden benefits from a westerly-facing aspect. It is mainly laid to lawn, with a paved patio. Enclosed by herbaceous borders the garden further benefits from a wonderful private aspect. An iron gate at the side leads to the driveway and garage.



