



## 41 Beechfield Road, Stockport

£495,000 Freehold

Four Bed Semi Detached • Off Road Parking • Detached Garage • Arranged over Three floor • Modern Bathroom and Kitchen • No Onward Chain • Situated in a Quiet Cul De Sac • Short Walk To Davenport Train Station. • Close to Amenities and Transport Links



A wonderful Edwardian, four bedroom semi-detached home in a convenient and quiet area. The accommodation is over three floors including a super converted loft. Two generous reception rooms, a beautiful modern kitchen and a detached single garage, off-road parking at the front of the house.

Council Tax band: D

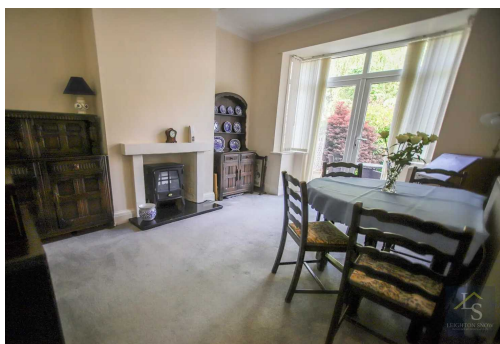
Tenure: Freehold

EPC Energy Efficiency Rating: D

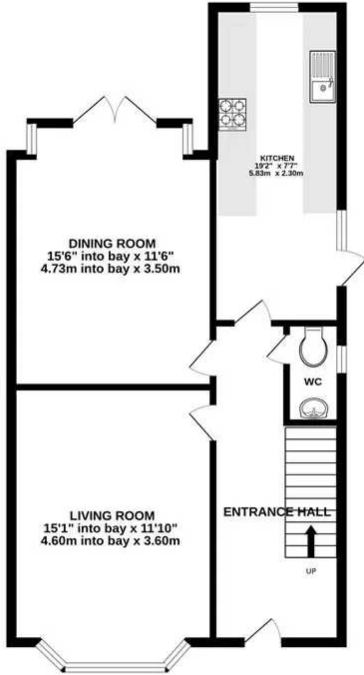
EPC Environmental Impact Rating: D



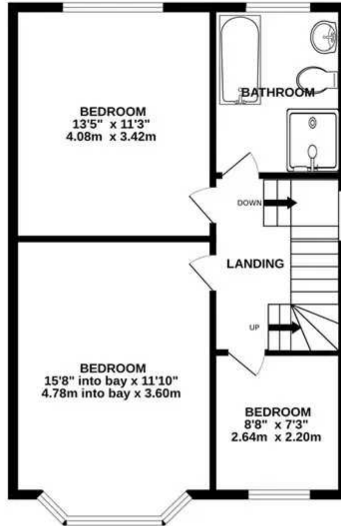
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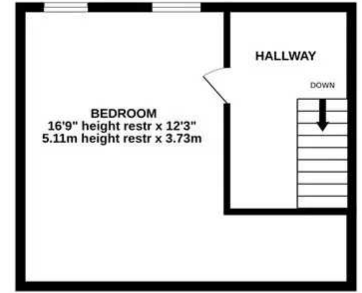
GROUND FLOOR  
660 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



2ND FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 1560 sq.ft. (144.9 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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