

31 Oakfield Road, Stockport

OFFERS OVER £500,000 Freehold

BEAUTIFUL FOUR BEDROOM EDWARDIAN SEMI • STUNNING LOFT CONVERSION TO CREATE MASTER SUITE • CHARACTER FEATURES THROUGHOUT • TWO RECEPTION ROOMS • SOUTH FACING REAR GARDEN • MINUTES' WALK TO DAVENPORT TRAIN STATION



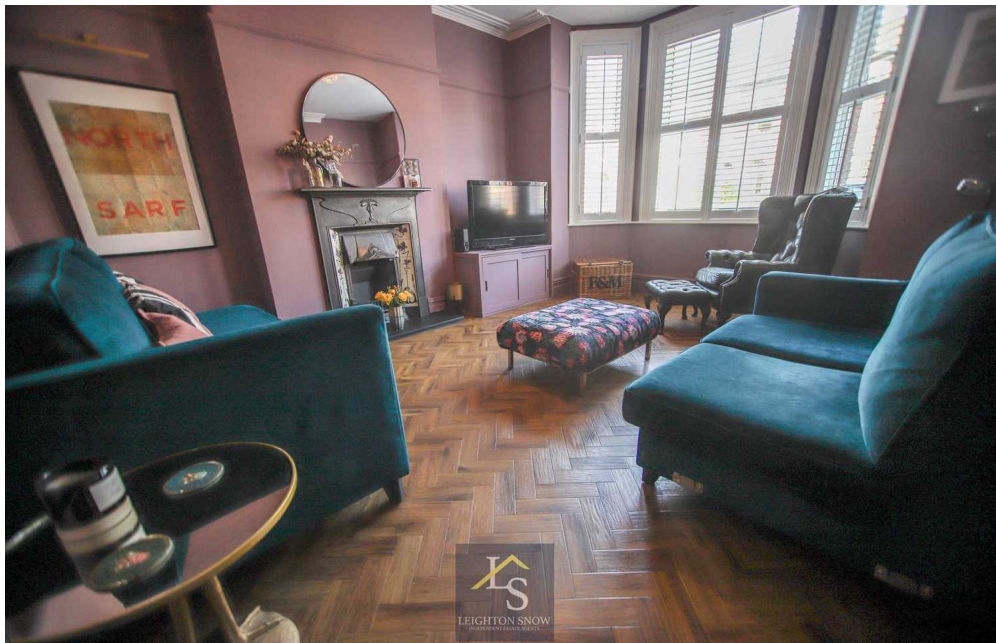
A beautiful Edwardian semi-detached home sitting in a superb location close to all the popular shops and restaurants of Davenport, as well as the train station. This home has been lovingly kept with the addition of a stunning loft conversion.

Council Tax band: C

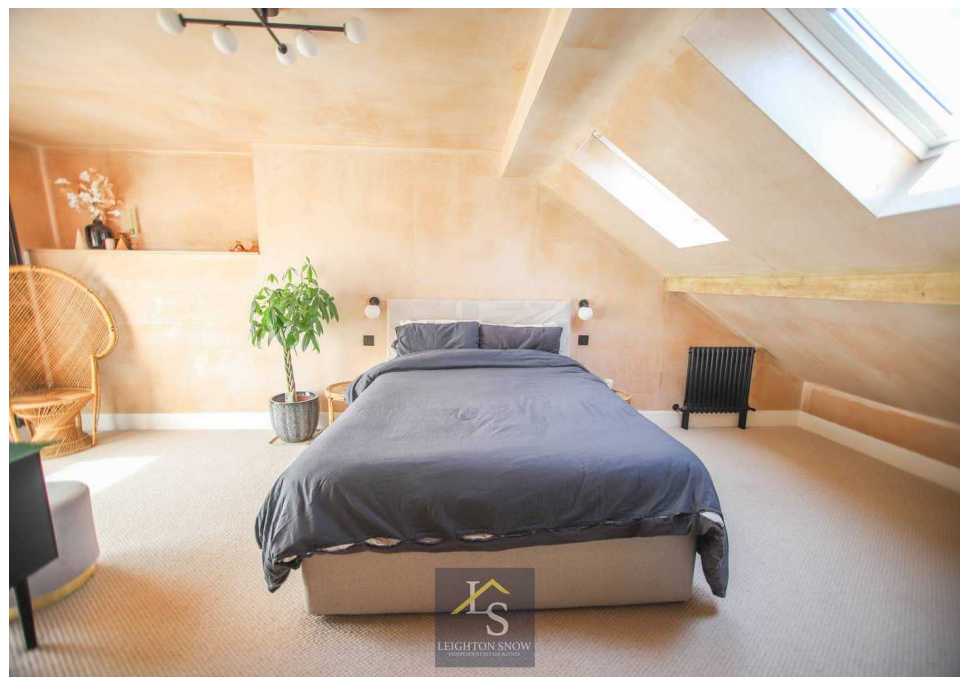
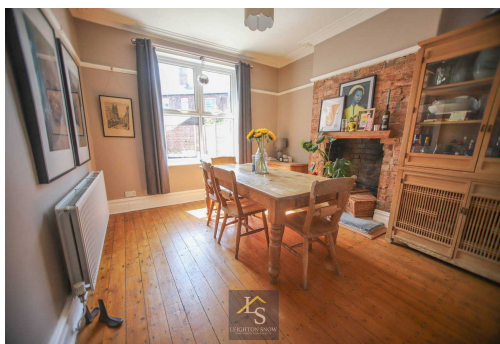
Tenure: Freehold

EPC Energy Efficiency Rating: D

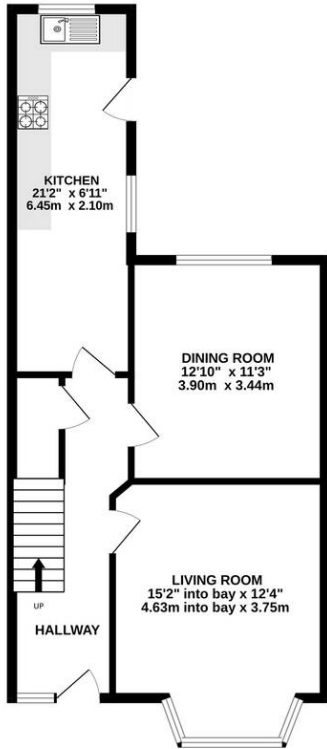
EPC Environmental Impact Rating: E



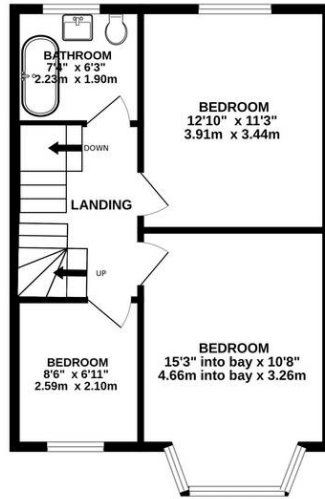
- BEAUTIFUL FOUR BEDROOM EDWARDIAN SEMI
- STUNNING LOFT CONVERSION TO CREATE MASTER SUITE
- CHARACTER FEATURES THROUGHOUT
- TWO RECEPTION ROOMS
- SOUTH FACING REAR GARDEN
- MINUTES' WALK TO DAVENPORT TRAIN STATION



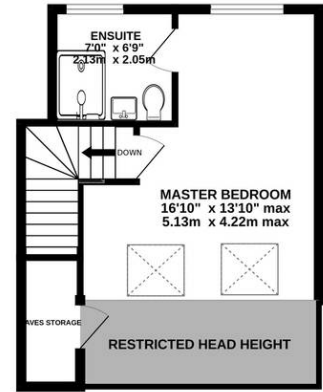
GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



2ND FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 1349 sq.ft. (125.3 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 ©2024

Sitting behind a driveway providing off-road parking this characterful Edwardian home boasts an impressive façade with bay windows and access down the side of the property. Through the front door is a welcoming hallway with high ceilings and cornicing, setting the tone for the rest of the house. There are two large reception rooms off the hallway, the larger of the two sits at the front with a glorious bay window and beautiful fireplace providing a wonderful focal point to the room. The second reception room offers an exposed brick fireplace and views over the rear garden. The kitchen sits at the foot of the hallway alongside a large understairs cupboard providing super storage. The kitchen boasts modern cupboards and drawers with integrated oven and hob. There are windows to two sides of the room allowing in plenty of natural light and a door accessing the rear garden.

To the first floor there are three of the four bedrooms, including two large doubles and a single. The family bathroom also sits on this floor and is a beautiful suite retaining the character of the house with roll-top bath and exposed brick wall, whilst incorporating a modern twist with Crittall-style shower screen. The second floor was converted by the current owners to create an impressive master suite with large double bedroom and stunning en-suite shower room. Floor to ceiling windows provide rooftop views to the rear and skylights allow a lovely light space. The en-suite is a modern space with walk-in shower, WC and wash hand basin.

Externally the rear garden is low maintenance, primarily laid to stone paving and wooden decking. The area is enclosed by contemporary slatted wooden fencing and there is space down the side of the property via a wooden gate that leads to the driveway at the front.



