



44 Portrea Close, Stockport

£275,000 Freehold

BEAUTIFULLY PRESENTED TWO BEDROOM SEMI-DETACHED • QUIET CUL-DE-SAC LOCATION • FULLY RENNOVATED IN 2025 INCLUDING NEW KITCHEN, NEW BATHROOM, PART RE-WIRE AND NEW RADIATORS AND BOILER • STUNNING OPEN-VIEWS TO THE REAR OVER A PRIVATE ANGLERS LAKE • CLOSE TO SUPERB TRANSPORT LINKS INCLUDING DAVNEPORT TRAIN STATION • OFF-ROAD PARKING FOR UP TO FIVE CARS • NEW SOFFITS, FACIAS AND GUTTERS (2025)



This is a truly beautiful two double bedroom semi-detached home having been extensively renovated by its current owners. Offering a truly unique position with open-views to the rear over an anglers lake. There is a substantial driveway to the front and a beautiful west-facing garden to the rear. Internally the house is immaculate with new kitchen, bathroom, flooring, boiler, radiators and electrics all done throughout the course of 2025.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

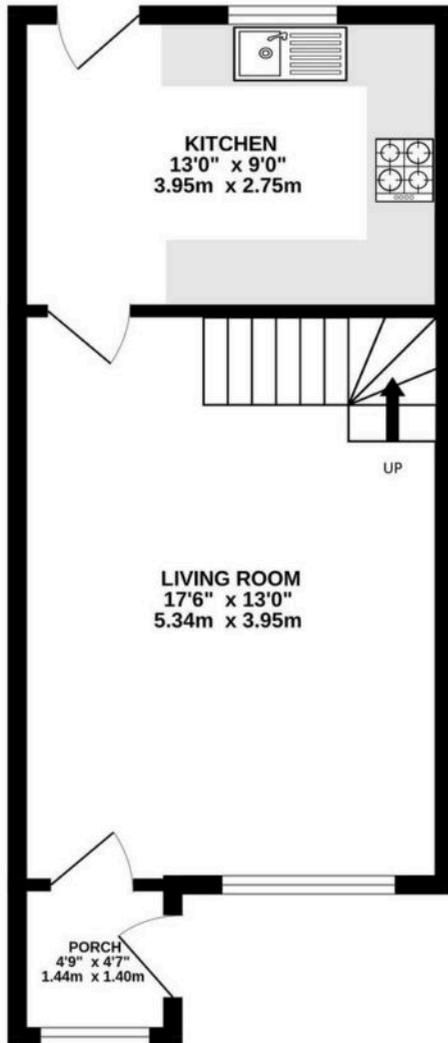
EPC Environmental Impact Rating: D



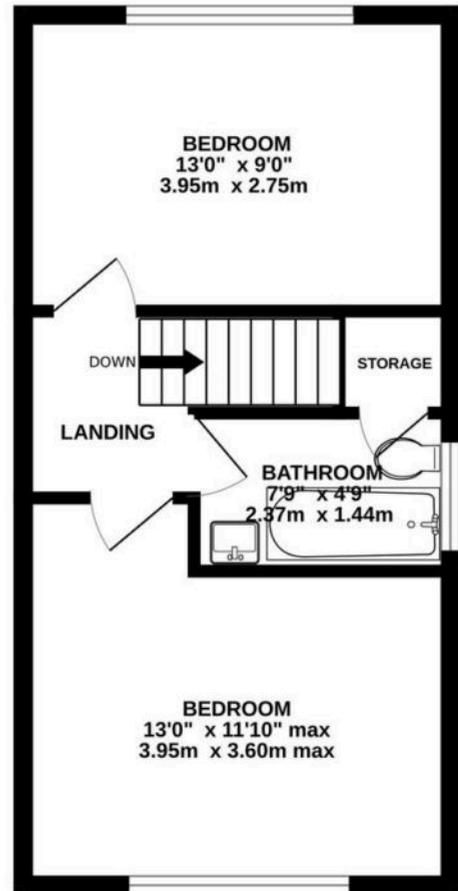
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GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 711 sq.ft. (66.0 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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This is a beautiful two double bedroom semi-detached home having been extensively renovated by its current owners. Offering a truly unique position with open-views to the rear over a private anglers lake. There is a substantial driveway to the front and a beautiful west-facing garden to the rear. Internally the house is immaculate with new kitchen, bathroom, flooring, boiler, radiators and electrics all done throughout the course of 2025. Positioned at the head of a quiet cul-de-sac this lovely home commands a brilliant position with a charming grassed area to the front, and a one-of-a-kind anglers lake to the rear offering private and idyllic views. Access to Davenport Playing Fields sits a few minutes walk away making it an ideal spot for those with young children as well as dog-walkers. The property sits behind a generous driveway that the current owner has had laid to tarmac to provide a sleek kerb appeal and plenty of space for off-road parking. There is an entrance porch that opens into a bright and spacious living room with turning staircase leading to the first floor. The kitchen sits off the living room and boasts lovely shaker-style cupboards and drawers and offers integrated appliances including a wine fridge, fridge/freezer, washing/dryer, dishwasher, oven and hob. There is a door leading our to the sunny west-facing garden. To the first floor the two bedrooms are both generous doubles and the bathroom is a modern white suite with wash hand basin, bath with shower over and WC. There is a large storage cupboard in the bathroom as well as additional storage in the boarded loft space accessed via the landing. The rear garden is mainly laid to lawn and enclosed by newly-erected wooden fencing and a shed sitting at the side of the house. It is a west-facing garden so makes the most of the sun whilst offering a private aspect.

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.



