

77 Garners Lane, Stockport

£595,000 Freehold

NO ONWARD CHAIN • EXTENSIVE PLOT • SOUTH-FACING GARDENS • SUBSTANTIAL DETACHED BUNGALOW •
DETACHED BRICK GARAGE • GOOD CONDITION THROUGHOUT

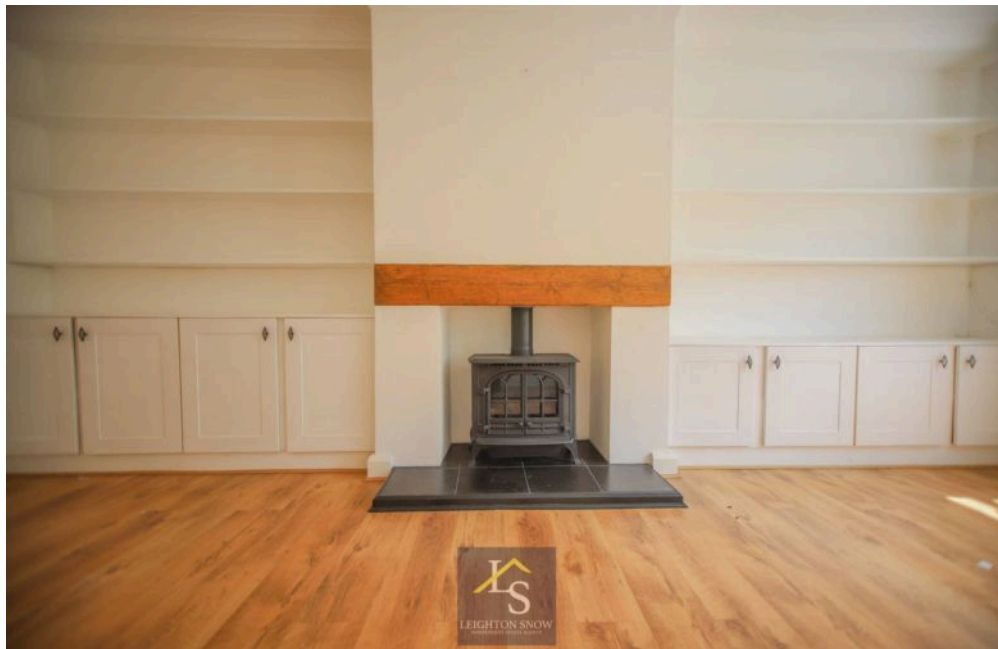


A substantial three bedroom detached bungalow sitting on a large plot with south-facing rear garden. Positioned in a brilliant location close to the centre of Davenport as well as the train station and A6. Boasting a converted loft with two large loft rooms this property offers a versatile layout, suiting a variety of buyer. Offered for sale with no onward chain. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

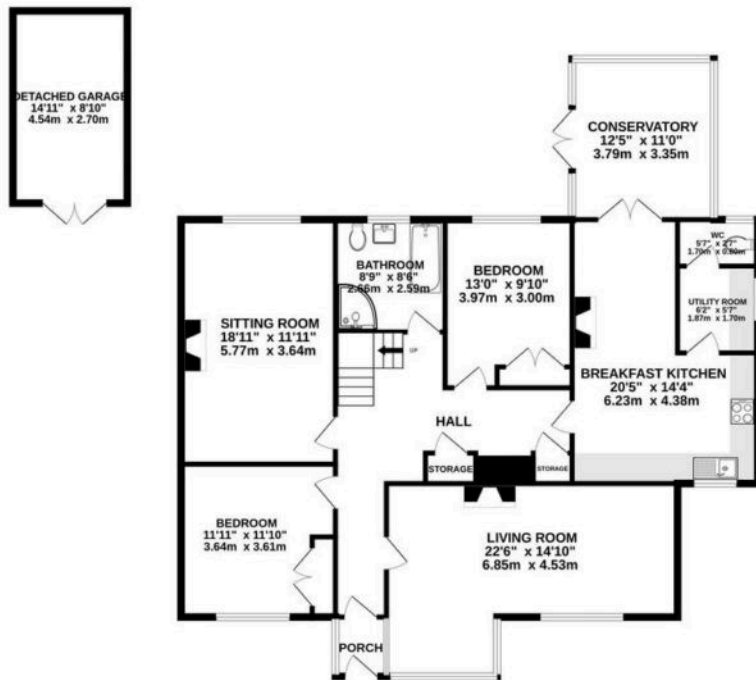
EPC Environmental Impact Rating:



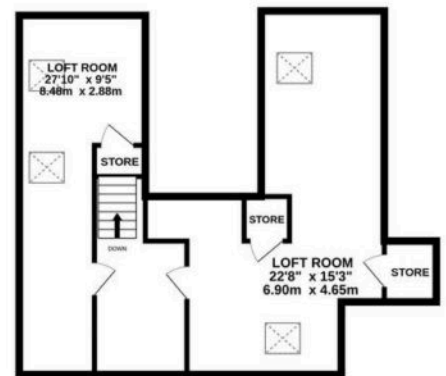
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GROUND FLOOR
1608 sq.ft. (149.4 sq.m.) approx.



1ST FLOOR
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 2272 sq.ft. (211.1 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.
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Positioned behind wrought-iron gates there is a driveway that leads up to the bungalow. Running alongside the driveway is a large front garden laid to slate chipping and flower beds and enclosed by mature hedging providing a wonderfully private plot. The bungalow sits elevated from the road and is entered through a porch that in turn leads into a welcoming hallway with turning staircase leading to the converted loft. A large living room sits at the front of the bungalow with two large windows overlooking the gardens at the front and a modern fireplace with wood-burning stove. The kitchen sits at the foot of the hallway and opens into a conservatory that benefits from a tiled roof making it a more practical and year-round space. Three double bedrooms sit off the entrance hall, with the largest of the three boasting another log-burning fireplace set within bespoke fitted cabinetry. The family bathroom boasts a four piece suite comprising shower, bath, WC and wash hand basin. Two storage cupboards complete the ground floor. The loft conversion offers two brilliant loft rooms providing super storage options and built-in desks and drawers. Natural light is allowed in via multiple skylights.

Externally the rear gardens boasts a detached garage with electrics. The garden is a fabulous space with mature hedging and flowers- a gardeners dream!

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.



