



12, Elmfield Road, Davenport,
Stockport SK3 8SE

Attractive four bed, two bath Edwardian c1910 period detached enjoying c100' rear garden with south-westerly aspect off Bramhall Lane and Garners Lane

Guide Price: £



SUMMARY:

Attractive four bed, two bath Edwardian c1910 period detached enjoying c100' rear garden with south-westerly aspect off Bramhall Lane. Situated close to amenities including state and private schools, shops, bus routes and Davenport railway station. Good road and rail links. Benefits from gas fired central heating, double glazing and alarm. Briefly comprises: hall, two separate reception rooms, breakfast kitchen with range cooker and cellar/utility. To the first floor, a landing, three good bedrooms, bathroom and separate wc and to the second floor, a large bedroom with eaves storage and en-suite shower/wc. Aforementioned, well enclosed and landscaped garden to the rear and a hardstanding for motor vehicles to the front.

GROUND FLOOR

ENTRANCE HALL

5.38m x 2.41m (17'8" x 7'11") max. Double glazed front door, double glazed windows, cornice, picture rail, boxed radiator, wood laminate flooring, staircase to first floor, CH thermostat, door to cellar.

SITTING ROOM (FRONT)

5m x 4.19m (16'5" x 13'9") max. Into bay with double glazed windows, period styled fireplace with cast iron back and slate hearth, radiator, wood laminate flooring, cornice, picture rail.

DINING LIVING ROOM (REAR)

4.85m x 3.51m (15'11" x 11'6") max. Featuring period fireplace with timber surround and mantelpiece, cast iron back and grate, tiled inserts and hearth, double glazed double doors to rear garden, cornice, picture rail, radiator.

BREAKFAST KITCHEN

3.66m x 3.2m (12'0" x 10'6") max. Range of fitted base and wall cabinets incorporating stainless steel sink unit with mixer tap, work surfaces with tiled wall backs, range cooker with five ring gas hob, ovens and grill (negotiable) inset to chimney breast recess, stainless steel breakfast bar, plumbed for automatic dishwasher, wood laminate flooring, double glazed window and door to rear garden, radiator.

CELLARS

Useful storage/work space with power and light, electricity consumer unit, gas CH boiler, utility with plumbing for automatic washing machine and wc, CH programmer.

FIRST FLOOR

LANDING

Double glazed window, radiator, picture rail.

BEDROOM 1 (FRONT)

4.98m x 3.51m (16'4" x 11'6") max. Into bay with double glazed windows, cornice, picture rail, wood laminate flooring, radiator.

BEDROOM 2 (REAR)

4.88m x 3.51m (16'0" x 11'6") max. Double glazed window, picture rail, radiator, wood laminate flooring.

BEDROOM 3 (FRONT)

3.15m x 2.82m (10'4" x 9'3") max. Double glazed window, radiator, picture rail, wood laminate flooring.

BATHROOM (REAR)

2.77m x 1.98m (9'1" x 6'6") max. Corner bath with mixer/shower tap, pedestal wash hand basin, linen cupboard, radiator, part tiled walls, double glazed window, wood laminate flooring.

SEPARATE WC (REAR)

1.85m x 0.99m (6'1" x 3'3") max. Low level wc, part tiled walls, wood laminate flooring, double glazed window.

SECOND FLOOR

LANDING

Double glazed skylight.

BEDROOM 4

5.18m x 4.44m (17'0" x 14'7") max. Double glazed dormer window, double glazed skylight, radiator, access to eaves and large storage area, ceiling downlighters, door to en-suite.

EN-SUITE

2.16m x 1.75m (7'1" x 5'9") max. Walk-in shower with electric shower, pedestal wash hand basin, low level wc, tiled walls and floor, double glazed dormer window, extractor fan, ceiling downlighters, chrome towel warmer/radiator.

OUTSIDE

GARDENS

Delightful c100' rear garden enjoying a south westerly aspect. Principally laid to lawn with borders, two decks (one with pergola), block paved patio, small greenhouse, bbq, small ornamental pond, timber shed, vegetable patch, evergreens. Well enclosed by boundaries of brick wall and fencing. Side gate to front. Cold water tap. Security night lighting. Front with slate chipped hardstanding, raised planted bed and evergreens.

TENURE:

We have been advised by the present owner that the property is Freehold. We would recommend that your conveyancer checks the tenure prior to the exchange of contracts.

COUNCIL TAX:

We have been advised that the Council Tax Band is D. All enquiries to Stockport Metropolitan Borough Council.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Efficiency Rating is E. Further information is available on request and online.

VIEWING:

Strictly by appointment through Woodhall Properties 0161 483 5100.

OPENING HOURS:

Monday - Thursday 9.00am - 5.30pm, Friday 9.00am - 5.00pm, Saturday 9.00am - 4.00pm and Sunday 12.00pm - 4.00pm

