



Sterndale Road | Davenport | SK3 8QU

EDWARD  
**mellor**



## Features

- Extended 3 Bedroom Semi Detached
- Superbly Presented Throughout
- No Onward Chain
- Attractively Fitted Kitchen & Bathroom
- Driveway & Garage

Welcome to Sterndale Road and this beautifully presented and thoughtfully extended bay fronted semi detached which is being offered For Sale with no onward chain and is simply ready to move into. The property has benefited from a recent program of

modernisation which features new carpets, freshly decorated, superbly fitted open plan dining kitchen and a beautifully appointed 3 piece bathroom suite. In addition, the property stands on a good size plot that provides ample off road parking and a one and

a half length detached garage which stands in delightful lawned gardens to the rear which cater for your every outdoor requirements. A stunning home that is ideally suited to a First Time Buyer or young family and simply must be viewed.



Sterndale Road is a popular and convenient residential location which is close proximity of local shopping facilities in Davenport and also caters for good schools and public transport links with Stockport & Manchester City Centre. The accommodation on offer briefly comprises : Enclosed entrance hall with winding stairs to the first floor, fabulous size living room with bay window and feature central fireplace, attractively fitted kitchen which has been extended to incorporate a formal dining area with French doors to the garden and Velux windows which flood the area with natural lighting. At first floor level, a landing leads to 3 bedrooms (master fitted) and a beautifully fitted 3 piece bathroom suite. The rear garden is a lovely size with an Alfresco patio area and lawned garden which provides a safe haven for young children and is ideal for social gatherings.

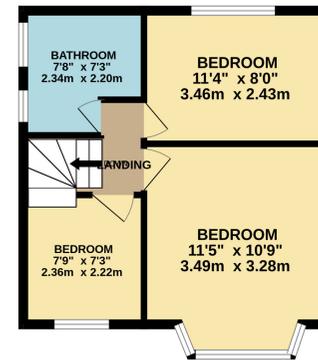
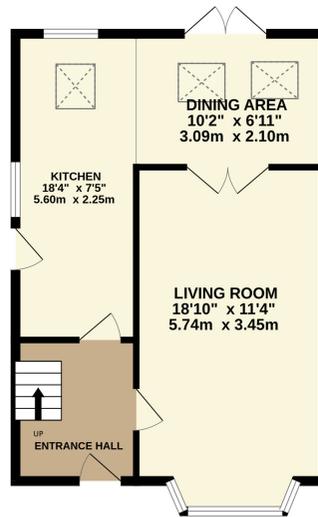
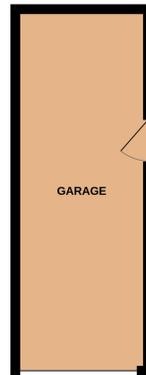


# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
686 sq.ft. (63.7 sq.m.) approx.

1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 1049 sq.ft. (97.4 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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## Important Information

- Council Tax Band: B
- Tenure:Freehold

## EPC Rating

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