

18 Kinross Avenue

Woodsmoor, Cheshire, SK2 7EL



mosley jarman



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Offers Over £600,000

Video Tour available- This extremely well-presented and spacious four-bedroom, two-bathroom detached family home is situated on a corner plot in a tranquil cul-de-sac. The home is conveniently located within walking distance of Woodsmoor and Davenport train stations, local amenities, and falls within the catchment area for Great Moor Primary School and Stockport School. The property boasts UPVC double glazing, gas-fired central heating, off-road parking for multiple vehicles, an integral double garage, and a west-facing garden. The accommodation includes an entrance hallway (with a downstairs WC), a spacious dual-aspect living room (with sliding doors leading to the garden), a dining room, and a stylish breakfast kitchen (fitted with contemporary matching wall and base units, integrated Miele appliances including an induction hob, quartz work surfaces, and a breakfast bar). There is also a utility room (with space and plumbing for appliances). On the first floor, you will find a spacious landing (with loft access and an airing cupboard), a master bedroom (with fitted wardrobes and a modern ensuite shower room), three additional bedrooms (two with fitted wardrobes), and a family bathroom.



- Spacious four bedroom detached family home
- Catchment area for Great Moor Primary School and Stockport School
- Off road parking for several cars
- Westerly facing garden
- Cul de sac location
- Extremely well presented throughout
- Integral double garage
- Walking distance of Woodsmoor and Davenport train stations and local amenities



The Grounds & Gardens

At the front of the property, there is a driveway that offers off-road parking for multiple cars and a front garden primarily laid to lawn. The driveway leads to an integral double garage with an up-and-over door, lights, and power. At the rear of the house, you will find a well-established west-facing garden featuring a patio, lawn, and planted shrubs and borders.

The Location

Woodsmoor is a charming and sought-after area located in the heart of South Manchester. Woodsmoor has excellent transport links, desirable schools and a range of nearby amenities.

Important information

Heating - Gas central heating (radiators)

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

Flood Risk - Very Low Risk (Surface water). Very Low Risk (sea and rivers)**

Water Meter- Present at Property.

Freehold

Broadband providers - Openreach- FTTP (Fibre to the Premises).

You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE, Three* Mobile providers- Mobile coverage at the property available with all main providers*. (Some limited indoor coverage).

* Information provided by Ofcom checker and isn't guaranteed.

Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

** Information provided by GOV.UK

Postcode: **SK2 7EL**

What 3 Words: **finger.warm.guitar**

Council Tax Band: **F**

EPC Rating: **C**

Tenure: **Freehold**

GROUND FLOOR
1129 sq.ft. (104.9 sq.m.) approx.



1ST FLOOR
805 sq.ft. (74.8 sq.m.) approx.



TOTAL FLOOR AREA : 1935 sq.ft. (179.7 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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226 Moss Lane, Bramhall, Cheshire, SK7 1BD

Email: bramhall@mosleyjarman.co.uk

T: 0161 439 5658

www.mosleyjarman.co.uk

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