

119 Beech Road  
Cale Green, Stockport, SK3 8HH



*mosley jarman*



**119 Beech Road, Cale Green,  
Stockport, SK3 8HH**

**£215,000**

A charming two bedroom semi-detached home situated in a convenient location close to Davenport train station and local shops. The property benefits from UPVC double glazing, gas fired central heating and offers fantastic potential to modernise. The accommodation includes; hallway which leads to a cosy dining room (perfect for family meals and entertaining), spacious living room (which features a handy storage cupboard under the stairs, offering ample storage space and a gas fire), kitchen (fitted with matching wall and base units and complemented by a range of integrated appliances). To the first floor there is a landing which provides access to two generously sized bedrooms (with the second bedroom benefitting from fitted wardrobes, providing plenty of storage) and a bathroom.



- A charming two bedroom semi-detached home
- Popular residential location
- UPVC double glazing
- Private south facing garden
- No chain
- Well presented throughout
- Close to local shops and amenities
- Two reception rooms
- In need of modernisation



### The location

Cale Green and Davenport are popular areas located in the heart of Stockport close to local shops, cafes, and restaurants, providing residents with everything they need within walking distance. Davenport is a district of Stockport, Greater Manchester, England; until 1974, it was part of Cheshire. At the 2011 census, it had a population of 14,924.[1]. The railway station, at Davenport's main road junction, allows travel by rail towards Manchester Piccadilly, Stockport, Hazel Grove and Buxton. Services are generally half-hourly, but hourly on Sundays. Local bus services are operated by Stagecoach. Routes include the regular 192 service along Buxton Road between Manchester and Hazel Grove. Cale Green Park is a popular local attraction with its bowling green, tennis court, basketball court and playground. Stockport Lacrosse Club, the oldest in the world, have played at Cale Green Cricket Club since 1876.

### The Grounds and Gardens

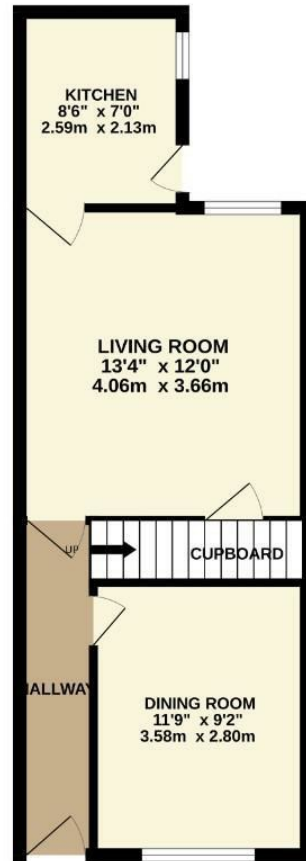
To the front of the property there is a walled front yard which leads to the front entrance. To the rear there is a private south-facing garden (which benefits from a paved patio area and lawn with bushes and shrubs and enjoys a high level of privacy).

### Important information

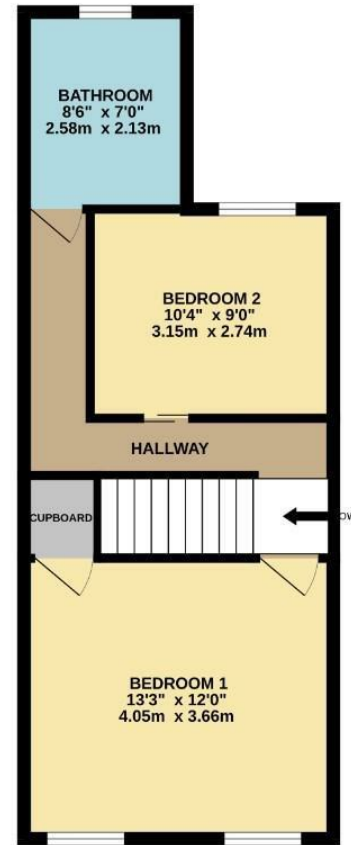
Mains - Gas, electric, water and drains  
 Property Construction- Brick built with a slate roof  
 Flood Risk - Low Risk (Surface water), Very Low Risk (sea and rivers)\*\*  
 Water Meter- tbc  
 Leasehold  
 Broadband providers - Openreach- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin Media, EE and Three\*  
 Mobile providers- Mobile coverage at the property available with all main providers\*.  
 \* 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: **SK3 8HH**  
 What 3 Words: **bless.shorts.agreed**  
 Council Tax Band: **B**  
 EPC Rating: **E**  
 Tenure: **tbc**  
**Leasehold**

GROUND FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 822 sq.ft. (76.4 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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