

ANY
PART EXCHANGE
WELCOME



Burlington Drive
Stockport, SK3 8UE

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Burlington Drive, Stockport, SK3 8UE

Welcome to this spacious, circa 1350 sq ft detached 1960s bungalow, offering two generously sized bedrooms and nestled just half a mile from Davenport. With easy access to Bramhall and Bramhall Park, this location provides a blend of tranquillity and convenience. Local amenities, Davenport train station, and the popular Jolly Sailor pub and restaurant are all within walking distance, with Stockport and motorway links just a short drive away.

Situated on a peaceful, leafy cul-de-sac, this home features a large, private driveway that accommodates up to four vehicles. Set back from the road, it is bordered by beautiful hedges and trees and features a meticulously maintained front garden.

Inside, the inviting entrance porch leads to a bright, spacious hallway with period picture rails. To the right, a bright, double guest bedroom with front-facing views is ideal for visitors, alongside a well-appointed, three-piece bathroom. The principal bedroom is generously sized and filled with natural light from the rear, south-facing garden, complete with fitted sliding wardrobes and an en-suite with a shower, toilet, and basin.

A handy storage cupboard is positioned between the master bedroom and the expansive living room, which is perfect for entertaining, relaxing, or cosy evenings by the electric fireplace. In summer, open the French doors to enjoy the south-facing garden and picturesque surroundings. Double doors lead from the living room to a spacious dining area, ideal for family meals, which opens into a light-filled conservatory with a sloping roof, perfect for enjoying morning coffee or reading. French doors from the conservatory open onto the patio, and a further door provides access to a versatile garage and utility area.

The kitchen offers ample storage and workspace, with large windows offering views of the close and features integrated appliances including a gas hob, extractor fan, double oven, and dishwasher. An adjacent pantry adds extra convenience.

The wrap-around, landscaped garden enhances this private and secure plot, with mature greenery, expansive lawn, and a smaller patio area by the house, ideal for afternoon tea while enjoying the south-facing views and local wildlife. A charming wooden log cabin at the rear of the garden offers a peaceful retreat with heating, electric and wifi.

Positioned in a prestigious Davenport location, this home is in lovely condition throughout, combining classic character with modern comfort.

Ideal for those seeking a quiet, well-connected home with ample space, charm, and lovely outdoor living areas.







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The Current Owners Love:

- Bright sunshine all day
- Spacious throughout
- Feeling of peace and tranquility, being in a semi-rural location



We Have Noticed:

- Situated in such an idyllic peaceful location, yet within walking distance to local amenities.
- In a move-in-ready condition, this home offers effortless living from the moment you walk through the door.
- The gardens are beautifully landscaped and filled with mature, picturesque greenery, offering a serene backdrop to enjoy outdoor living.





Key Features:

- Any Part Exchange Welcome
- A spacious, detached 2-bedroom bungalow in a prime Davenport location
- Set on a tranquil cul-de-sac with a large private driveway for up to 4 vehicles
- Just half a mile to Davenport amenities, train station, and near Bramhall Park and Village
- Bright and spacious interior with period features, including picture rails and a large hallway
- Expansive living room with an electric fireplace, connecting to a dining room and conservatory
- Principal bedroom with fitted wardrobes and en-suite; additional bright guest bedroom and separate bathroom
- Beautifully landscaped, wrap-around garden with mature trees, lawn, and patio area for added privacy and outdoor enjoyment
- Bonus wooden summer house at the rear garden for a private retreat

Tenure: Freehold

Council Tax Band: D

Possession: Vacant possession upon completion

Total Floor Area: 1363

Viewing: Strictly by appointment only through Shrigley Rose & Co



Property Summary:

Ground Floor

Porch 6'3" x 4'1" (1.91m x 1.24m)

Hallway 8'3" x 7'3" (2.51m x 2.21m)

Kitchen 15'5" x 7'3" (4.7m x 2.21m)

Pantry 5'5" x 7'3" (1.65m x 2.21m)

Dining Room 10'8" x 12'1" (3.25m x 3.68m)

Conservatory 14'4" x 10'9" (4.37m x 3.28m)

Utility Room 9'3" x 14'7" (2.82m x 4.45m)

Garage 9'4" x 14'0" (2.84m x 4.27m)

Living Room 13'11" x 15'0" (4.24m x 4.57m)

Hallway 9'2" x 8'10" (2.79m x 2.69m)

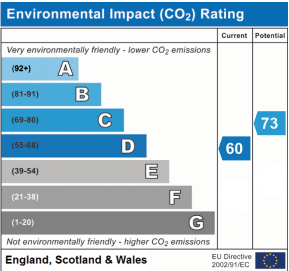
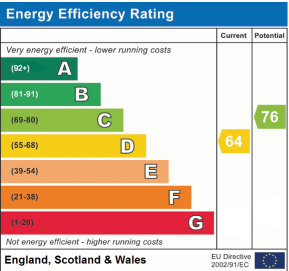
Bedroom 1 11'7" x 11'10" (3.53m x 3.61m)

Bathroom 7'0" x 8'10" (2.13m x 2.69m)

Master Bedroom 11'4" x 14'8" (3.45m x 4.47m)

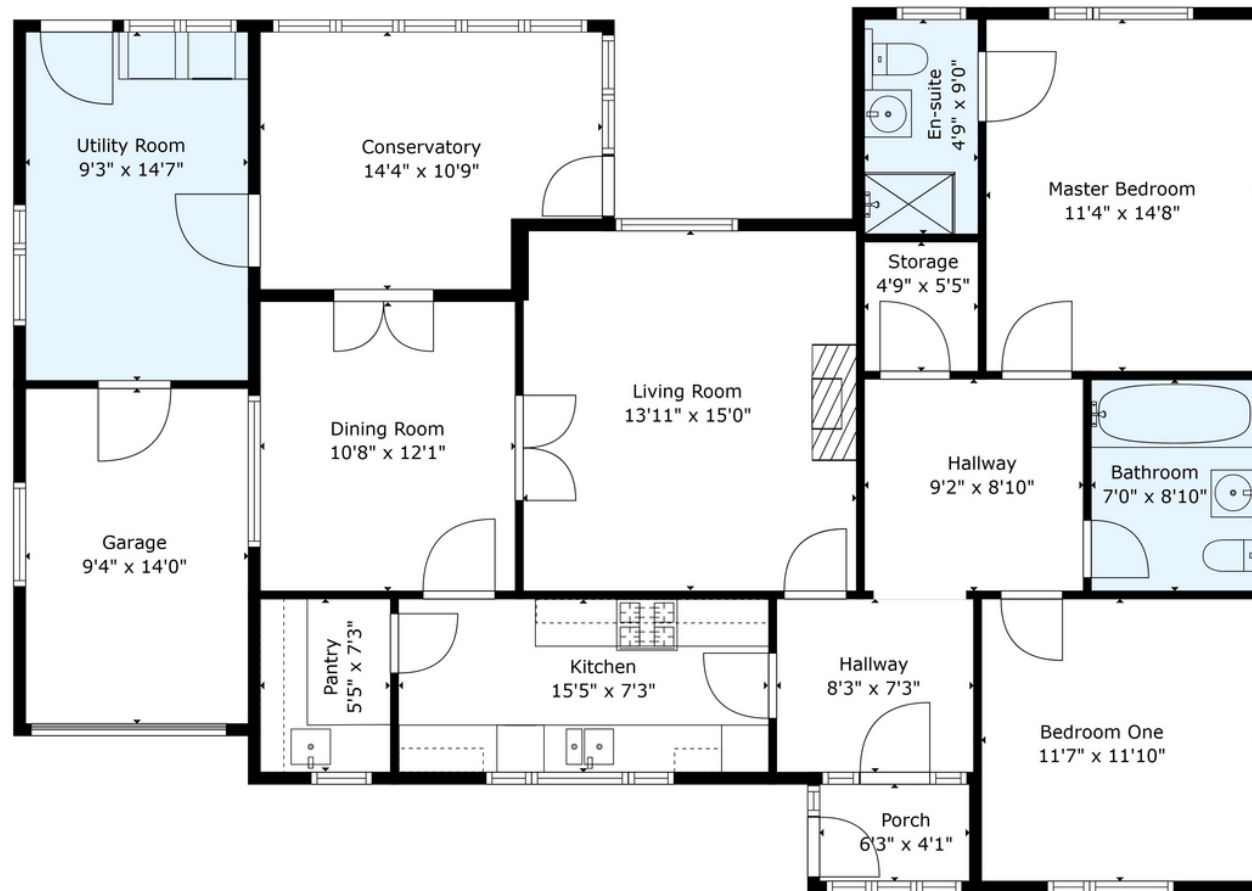
Storage 4'9" x 5'5" (1.45m x 1.65m)

Ensuite 4'9" x 9'0" (1.45m x 2.74m)





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