



31 Kinross Avenue, Stockport

£725,000 Freehold

Four Bedrooms Detached Property • Contemporary 'Rational' Fitted Kitchen • Spacious Dining Area • Living Room With A Log Burner • Study/Office • Main Bedroom & Second Bedroom With En-Suites And Walk-In-Wardrobes • Four Piece Bathroom Suite • Integral Double Garage



A fantastic, contemporary four bedroom family detached property, with lots of space throughout. With a quiet cul-de-sac location, the property has the additional benefit of not being overlooked with allotments behind the property. The property is immaculately presented and also profits from UPVC double glazing, gas central heating, underfloor heating in the kitchen and bathrooms and CCTV around the property.

Council Tax band: F

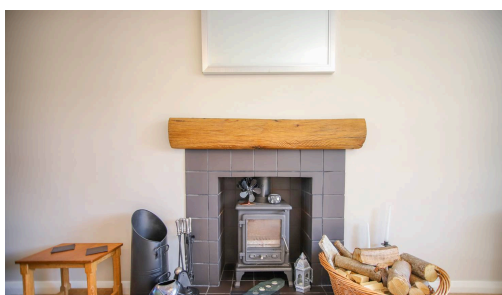
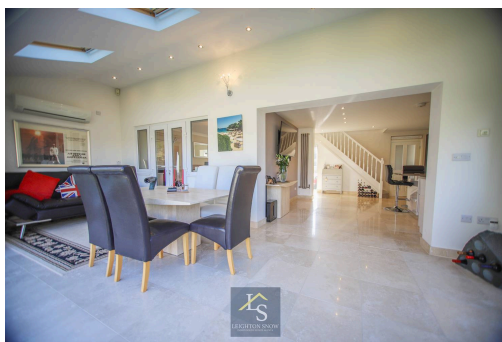
Tenure: Freehold

EPC Energy Efficiency Rating: C

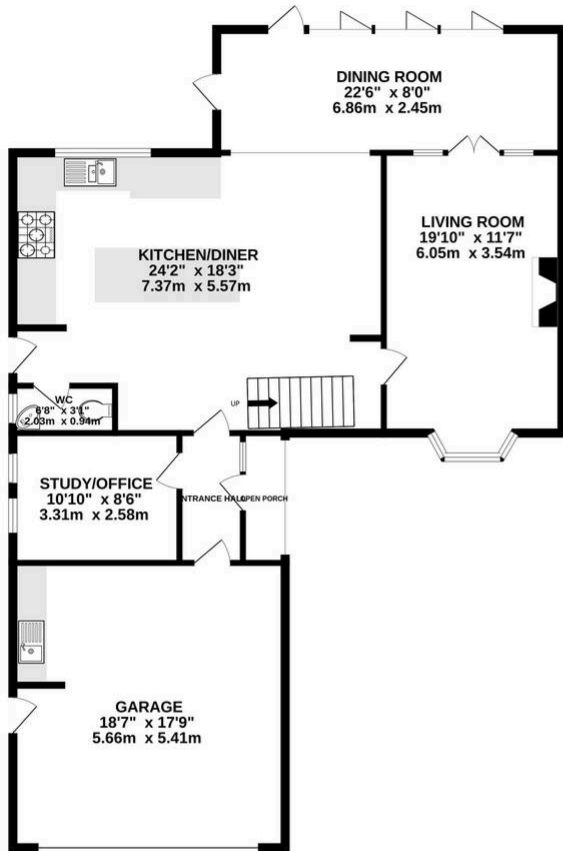
EPC Environmental Impact Rating: C



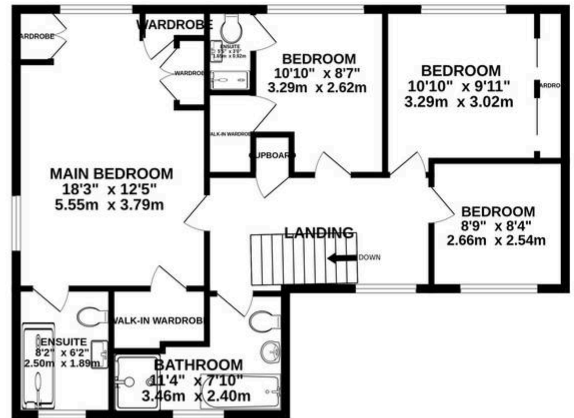
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GROUND FLOOR
1310 sq.ft. (121.7 sq.m.) approx.



1ST FLOOR
796 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA : 2106 sq.ft. (195.7 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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Entering the property, you are opened to the entrance hallway which further leads to the beautiful, fitted 'Rational' kitchen diner comprising; a five stove range cooker with double ovens under and an extractor over, double draining sink with mixer taps over and waste disposal, an integral dishwasher, space for an American fridge/freezer, and a large kitchen island. Off the kitchen is a spacious orangery, fitted with three electrically operated Velux windows, an air-con system with both hot & cold options and Bi-folding doors leading to the rear garden. Off the dining room is double French doors to the living room fitted with a log burner and a bay window looking out to the front elevation. To the front of the property is a double integral garage with a utility area comprising a single draining sink, plumbing for a washer and dryer and an electrically operated roller door. Completing the first floor is the third reception room currently utilised as a home office with two floor to ceiling double-glazed windows, and finally a downstairs WC.

The first floor boasts four excellent double bedrooms, with the main bedroom offering fitted wardrobes, electrically operated blinds and featuring an en-suite shower room and a walk-in wardrobe. The second bedroom also features an en-suite shower room and a walk-in-wardrobe with views to the rear elevation over the allotments. The first floor is completed by the main bathroom which comprises; a panelled bath, a wash basin, a wet-room style shower and a low level WC.

Externally, there is a low maintenance rear garden which has the additional advantage of not being over-looked. There is a stone-paved patio area in the corner with a garden laid to lawn, a shed and log store, with extra paved space bordering. To the front of the property, there is off-road parking for multiple vehicles, access to the double garage and a garden plot to the side.

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.

