



## 37 Winifred Road, Stockport

OFFERS OVER £245,000 Leasehold

TWO BEDROOM SEMI-DETACHED • CENTRAL DAVENPORT LOCATION • TWO DOUBLE BEDROOMS • SOUTH-FACING GARDEN • NO ONWARD CHAIN • HIGH CEILINGS AND CHARACTERFUL FIREPLACES



A charming two double bedroom semi-detached home with a lovely south-facing garden. Boasting a homely feel with beautiful character features such as fireplaces and large room proportions. This is a perfect home for a first time buyer as well as an ideal buy to let opportunity. Offered for sale with no onward chain.

Council Tax band: B

Tenure: Leasehold



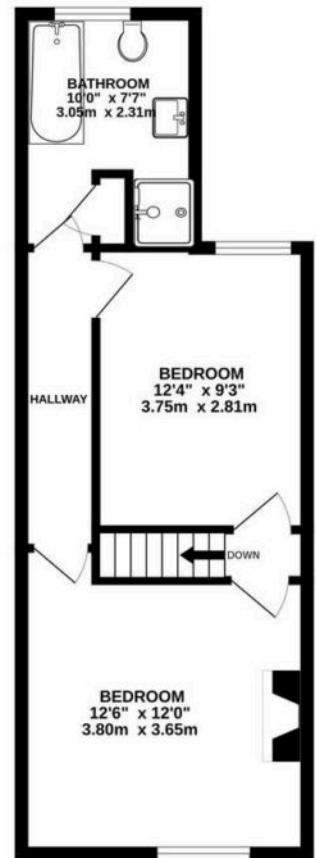
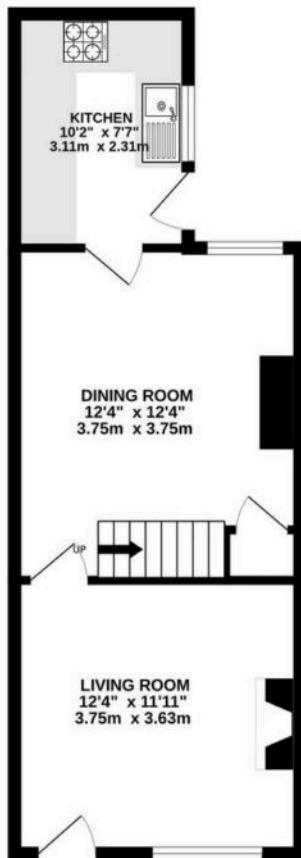
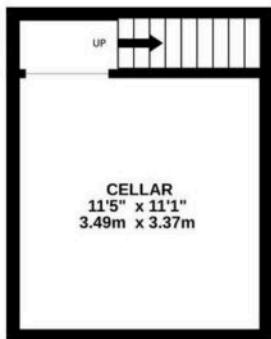
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BASEMENT  
155 sq.ft. (14.4 sq.m.) approx.

GROUND FLOOR  
393 sq.ft. (36.6 sq.m.) approx.

1ST FLOOR  
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.1 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 not be used as such by any prospective purchaser. The services, systems and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Positioned on Winifred Road in Davenport this lovely home sits a short walk into Davenport village and close to the train station providing direct links into Stockport and Manchester. Other handy transport links sit close by with the A6 moments away as well as easy access to Stepping Hill Hospital.

Set back from the road behind a sweet wall and gate the property welcomes you in to a living room with beautiful open fireplace. The living room opens into the dining room at the rear which in turn leads into the kitchen. The dining room is a light room benefitting from a southerly-facing aspect and offers bespoke cabinets as well as a door leading down to the cellar. The cellar has been tanked and is a dry storage room. To the first floor the two bedrooms are doubles and both lead independently through to a rear hallway which in turn leads to the bathroom. The bathroom is a large space with four piece suite comprising shower, bath, WC and wash hand basin.

Externally the garden is a charming space secluded by wooden fencing and a brick wall. Laid primarily to a stone chipping patio and surrounded by mature flower beds. A paved patio sits off the rear door from the kitchen and leads down the side of the property via a gate providing handy access for bins and bikes. Parking can be found on the unrestricted road.

*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.*



