



37 Trinity Gardens, Stockport, £180,000

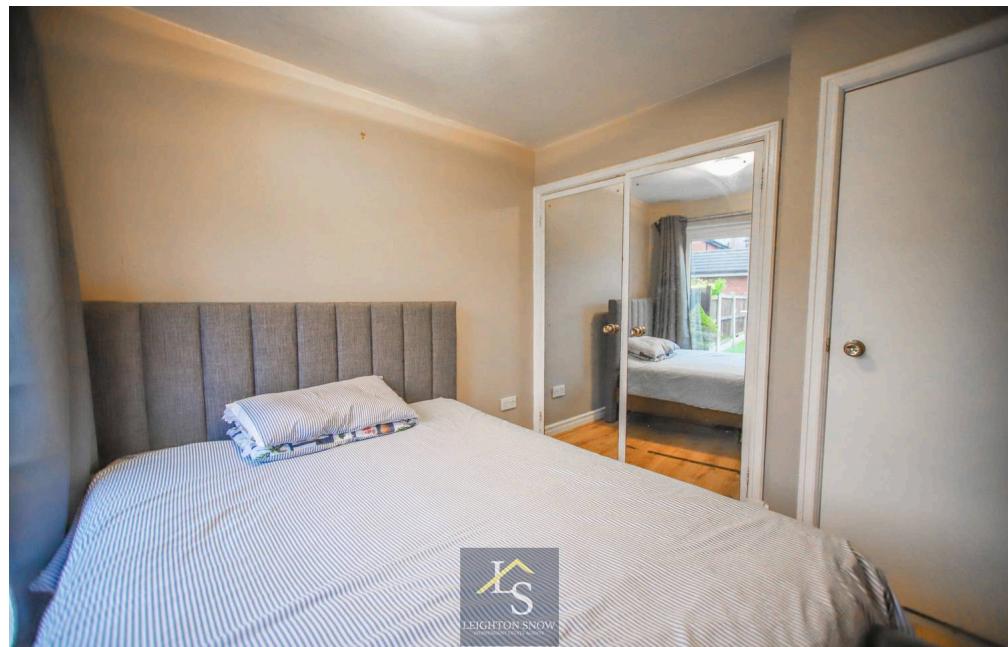
GROUND FLOOR APARTMENT • PARKING SPACE FOR ONE CAR • CLOSE TO DAVENPORT TRAIN STATION, SHOPS AND AMENITIES • NO ONWARD CHAIN • POSITIONED ON A QUIET CUL-DE-SAC



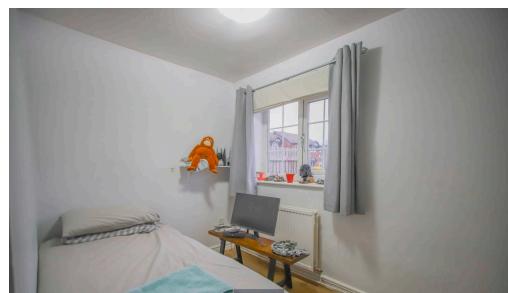
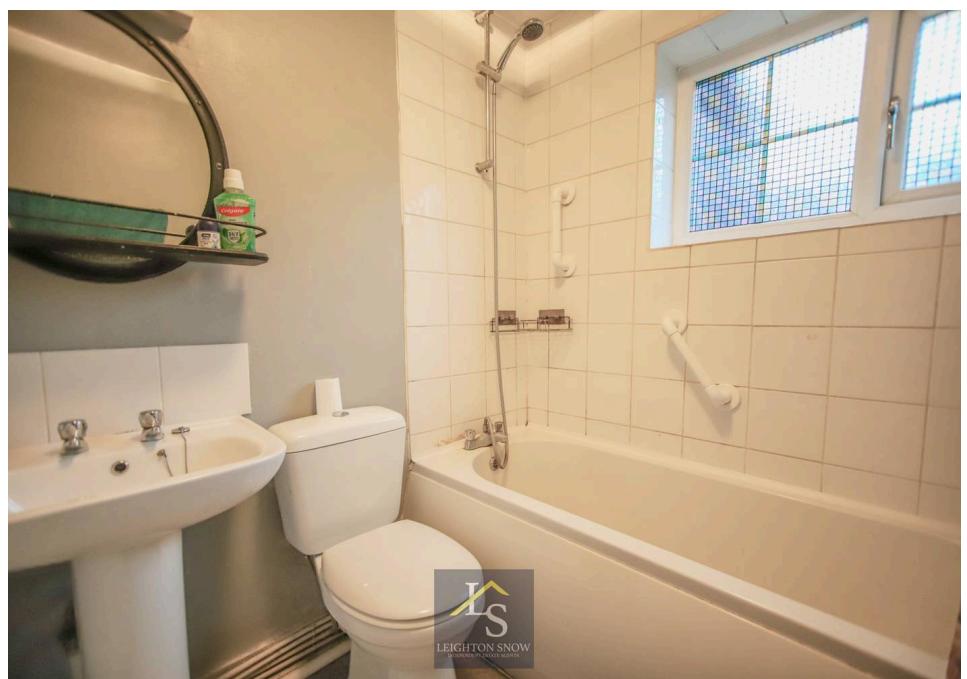
Council Tax band: B

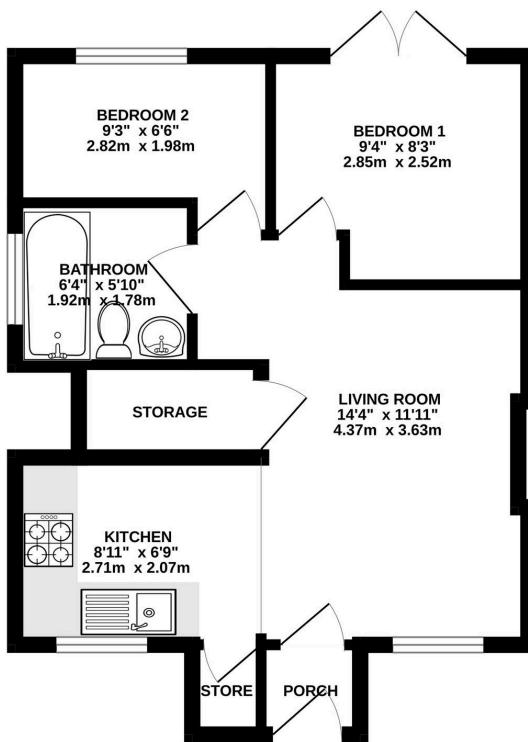
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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TOTAL FLOOR AREA: 407 sq.ft. (37.8 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. Prospective purchasers should not rely on these details and must be satisfied as to their operability or efficiency can be given.

An excellent two bedroom ground floor apartment conveniently situated on a quiet cul-de-sac on the Bramhall/Davenport border, offered for sale with no onward chain. The property offers a fantastic opportunity for first time buyers, buy to let investors or those looking to downsize. This property boasts a brilliant opportunity for someone looking to put their own stamp on their next home. This fabulous ground floor apartment, is offered with a private parking space for one car. This well-loved ground floor apartment offers a lovely house-like feel with a wonderful private entrance. Upon entering you are greeted by a porch area, which then leads through to the lovely open plan kitchen and living area, offering a fabulous space for both socialising, cooking and relaxation. The kitchen provides ample storage and worktop space and has a window overlooking the front of the property, allowing for views of the communal areas. Off the living room there is an inner-hall offering a handy storage cupboard and access into the bedrooms and bathroom. The apartment offers two good-sized bedrooms, one of these being a double with a fitted wardrobe space, and the other being a single bedroom. The bathroom is currently fitted with a three piece suite, comprising of a WC, wash hand basin and bath with shower over. Externally, the property has a patio area, perfect for relaxation during the summer and spring months and a convenient private parking space as well as ample on-road parking.

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.