



8 Barnfield Road East, Stockport

£735,000 Freehold

COMMANDING EDWARDIAN SEMI DATING BACK TO 1904 • FIVE BEDROOMS, TWO BATHROOMS • SPACIOUS UNCONVERTED CELLARS • ARRANGED OVER FOUR FLOORS • DRIVEWAY • BEAUTIFULLY PRESENTED THROUGHOUT • ADORNED WITH PERIOD FEATURES AND LARGE ROOM PROPORTIONS



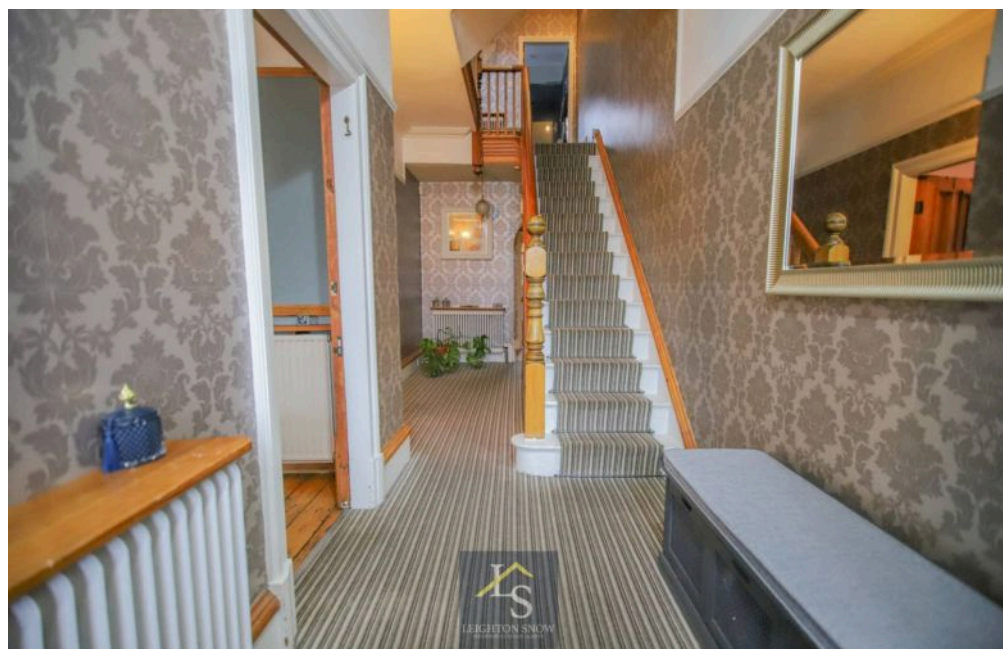
Commanding superb kerb appeal with its imposing Edwardian façade, this stunning five bedroom semi-detached home dates back to 1904. The property boasts grandeur and period features throughout with striking character charm, elevated room proportions and versatile accommodation over four floors. Positioned on a quiet cul-de-sac the property sits a short walk to Davenport Train Station as well as being conveniently placed for access to the A6. This is the ideal family home with space and style in turn-key condition.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

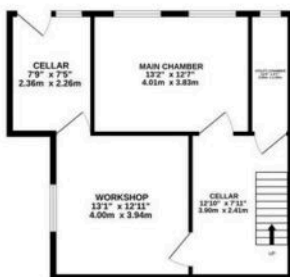
EPC Environmental Impact Rating: D



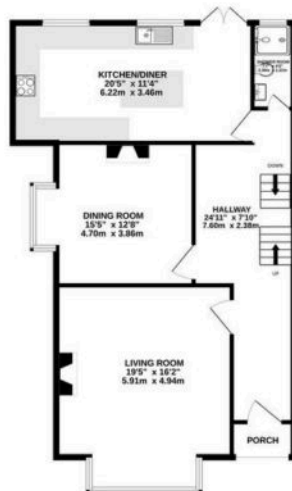
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CELLARS



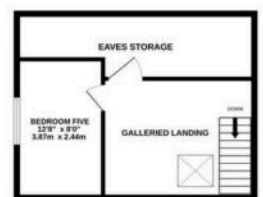
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Set back from the road behind a brick wall with mature gardens and a sweeping driveway leading down the side of the house, is this truly impressive family home. Arranged over four floors, the ground floor offers two large reception rooms with fireplaces, high ceilings and intricate coving, as well as a large and contemporary dining kitchen and a modern shower room. The first floor offers four double bedrooms and a family bathroom positioned off the landing with vaulted ceilings- an original and unique design to the house. The top floor provides the fifth bedroom along with generous eaves storage. And finally the lower ground floor boasts spacious unconverted cellars with five chambers offering electrics and plumbing for utility appliances.

This home comes to the market in turn-key condition with the current owners having had a full new roof installed as well as restoration of the original mock-tudor front elevations. The stained glass windows are all set withing immaculate wooden framing and double glazing allowing the character charm to remain whilst keeping the house up with modern energy efficiency. Fireplaces are functioning and of particular note must be the marble surround of the living room fireplace, thought to be an original feature. Bespoke joinery is adorned throughout the home with fitted furniture and panelling providing a modern flair sympathetic to the age and style of the home. Externally the rear garden is an easy to maintain lawn enclosed by wooden fencing. The driveway offers off road parking and extends down the side of the house behind wooden gates. If you are looking for space and are impressed by older homes then look no further, this is a true gem.

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.



