

13b The Crescent, Stockport

Offers Over £425,000 Freehold

POSITIONED ON ONE OF DAVENPORT'S MOST SOUGHT AFTER ROADS • PRESENTED IN A FABULOUS TURN-KEY CONDITION • MODERN OPEN PLAN LIVING SPACE TO THE REAR • GENEROUS GARDEN • THREE WELL PROPORTIONED BEDROOMS • DRIVEWAY OFFERING OFF-ROAD PARKING FOR MULTIPLE CARS



Council Tax band: C

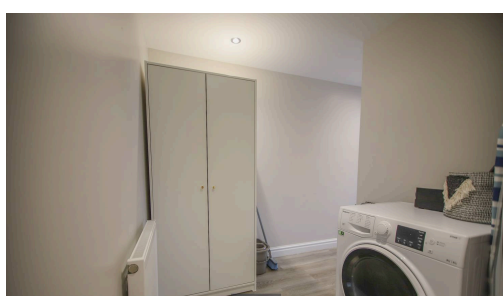
Tenure: Freehold

EPC Energy Efficiency Rating: C

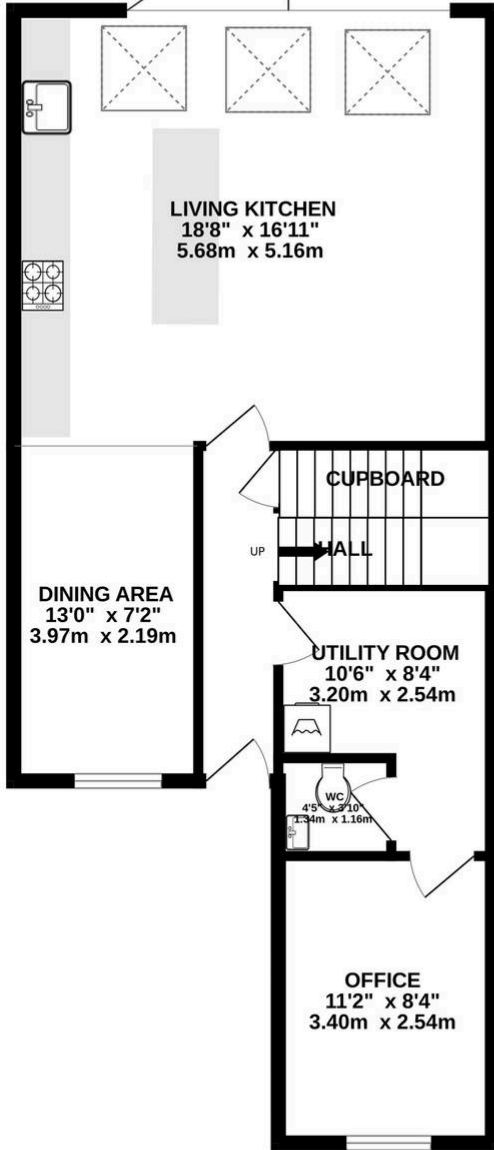
EPC Environmental Impact Rating: D



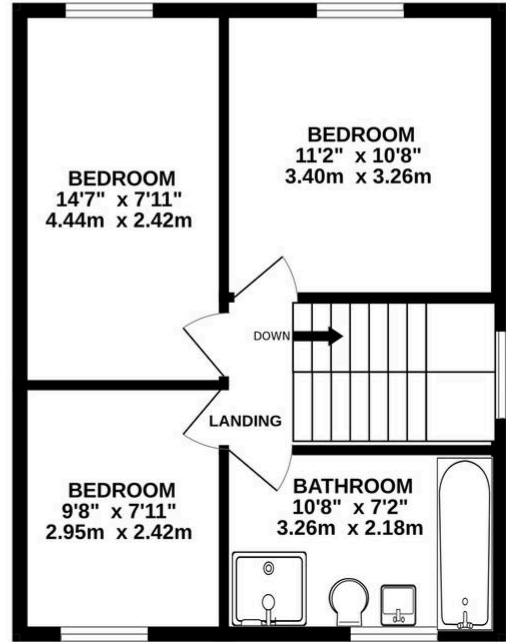
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GROUND FLOOR
675 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1127 sq.ft. (104.7 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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Situated on one of Davenport's most sought after roads, this impressive three bedroom semi detached home is presented in immaculate turn-key condition, offering an exceptional opportunity for those looking for a move-in ready property. Tasteful décor and quality flooring run throughout the home, complementing the neutral colour palette and creating a warm, welcoming atmosphere. This property is ideally positioned for easy access to local amenities, reputable schools, and excellent transport links, making daily commutes and weekend outings both convenient and straightforward.

Upon entering, you are welcomed by a spacious and inviting hallway offering a superb storage cupboard, ensuring a clutter-free environment. The entrance hall leads through to a contemporary open plan living space to the rear, thoughtfully designed to maximise both light and functionality. The modern kitchen is fitted with high quality units and integrated appliances, maximising storage and workspace. This versatile living area, to the rear, provides a modern and light-filled environment ideal for both relaxing and entertaining. The open plan design creates an excellent social hub for family life, boasting the kitchen, dining area, and living space, together. To the front of the property, there is an additional reception room, currently used as a home office space, adorned with natural light, offering a perfect space an additional sitting room, or perhaps a playroom.

To the first floor, the property boasts three well proportioned bedrooms. Each of the three bedrooms have been tastefully decorated, and fitted with high quality carpet, providing comfortable accommodation for a growing family or guests. The stylish family bathroom is finished to a high standard, featuring modern fixtures and fittings for a touch of luxury. The bathroom comprises of a shower, bath, wash-hand basin and a W/C.

Externally, to the rear of the property there is a fantastically sized garden, offering a brilliant space for both relaxing, hosting and al-fresco dining in the summer. The garden is primarily laid to lawn, however, offers a gorgeous patio area, beyond the bi-fold doors, and a decked area to the rear of the garden.

The property does not shy away from convenience; a driveway to the front offers off-road parking for multiple cars (a rare and valuable feature in this popular location), and a spacious utility area, just off the hall-way, boasts an excellent space for laundry and cleaning equipment. With its combination of contemporary living spaces, practical features, and enviable location, this beautifully presented home is ready to move into and enjoy from day one.

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.

