



## 70 Winifred Road, Stockport

£260,000 Leasehold

THREE BEDROOM SEMI-DETACHED PROPERTY • SHORT WALK TO DAVENPORT VILLAGE • CLOSE BY EXCELLENT TRANSPORT LINKS • NO ONWARD CHAIN • WELL-PRESENTED THROUGHOUT • DOWNSTAIRS UTILITY SPACE



Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

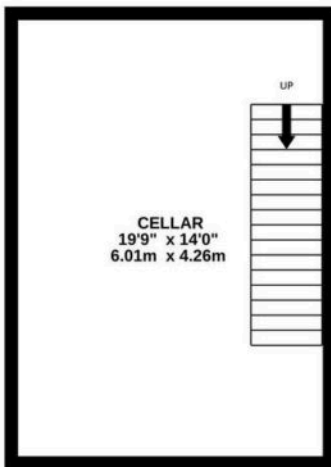
EPC Environmental Impact Rating: D



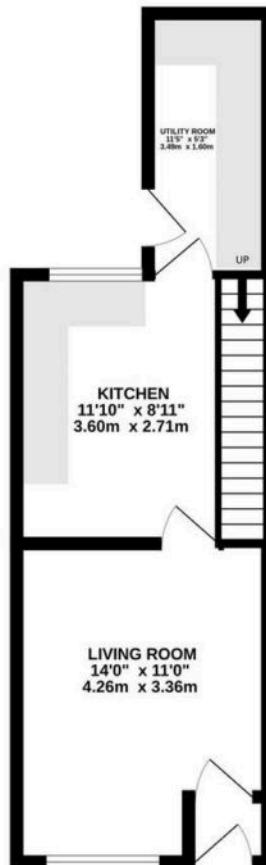
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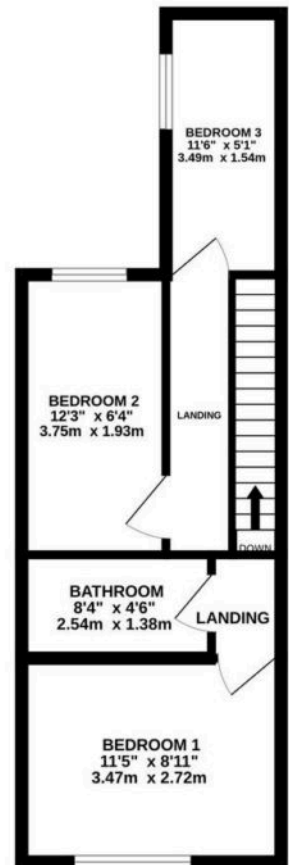
**BASEMENT**  
276 sq.ft. (25.6 sq.m.) approx.



**GROUND FLOOR**  
344 sq.ft. (32.0 sq.m.) approx.



**1ST FLOOR**  
351 sq.ft. (32.6 sq.m.) approx.



**TOTAL FLOOR AREA : 971 sq.ft. (90.2 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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This well loved three-bedroom semi-detached property offers an excellent opportunity for families and professionals alike, situated within a short walk of the vibrant Davenport Village and benefitting from superb transport links nearby.

Upon entering, you are greeted by a small porch area, leading into a spacious and cosy living room, perfect for relaxing or entertaining guests. The modern fitted kitchen features ample storage and worktop space, offering additional space for a dining area, creating a wonderful space for socialising and cooking. A practical utility space is conveniently located downstairs, to the back of the kitchen, providing additional storage and laundry facilities.

Upstairs, the property boasts three generously proportioned, bright and airy bedrooms. The property boasts two fantastic double bedrooms and a further single bedroom. The bathroom has been well maintained and offers a 3 piece white suite and minimalist grey tiles giving the bathroom a trim finish. Offered for sale with no onward chain, this home is ready for immediate occupation, making it an attractive proposition for buyers looking to move swiftly. The location is particularly desirable, with excellent access to local amenities, and regular public transport options including bus and railway routes, ensuring easy commutes to Stockport, Manchester, and surrounding areas.

Externally, to the rear of the property, there is a good garden area which has recent decking, offering plenty of space for garden furniture.

With its blend of modern comfort, practical features, and prime location, this delightful semi-detached house is sure to appeal to those seeking a move-in ready home in a sought-after neighbourhood. Early viewing is highly recommended to fully appreciate the quality and convenience this property has to offer.

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.

