Garners Lane, Davenport, SK3 8QS

£475,000

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Garners Lane

Stockport, Stockport

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Spacious Four Bedroom Period Semi Detached Home
- Fantastic Sized Rear Garden
- Cellars, Two Reception Rooms & Modern Kitchen
- Large Entrance Hallway
- Four Good Sized Bedrooms & Modern Bathroom
- Close to Transport Links, Amenities and Schools
- Ample Driveway Parking
- Perfect Family Home
- Characterful Features Throughout
- Excellent Potential For Further Improvement

Chamber
15' 1" x 7' 4" (4.61m x 2.23m)

Chamber Two
11' 5" x 12' 2" (3.48m x 3.70m)

Store
3' 3" x 12' 6" (0.98m x 3.80m)

Entrance Hallway
15' 5" x 7' 3" (4.69m x 2.21m)

Living Room
14' 10" x 12' 0" (4.52m x 3.65m)

Dining Room
14' 11" x 10' 10" (4.55m x 3.29m)

Kitchen
3' 3" x 12' 6" (0.98m x 3.80m)

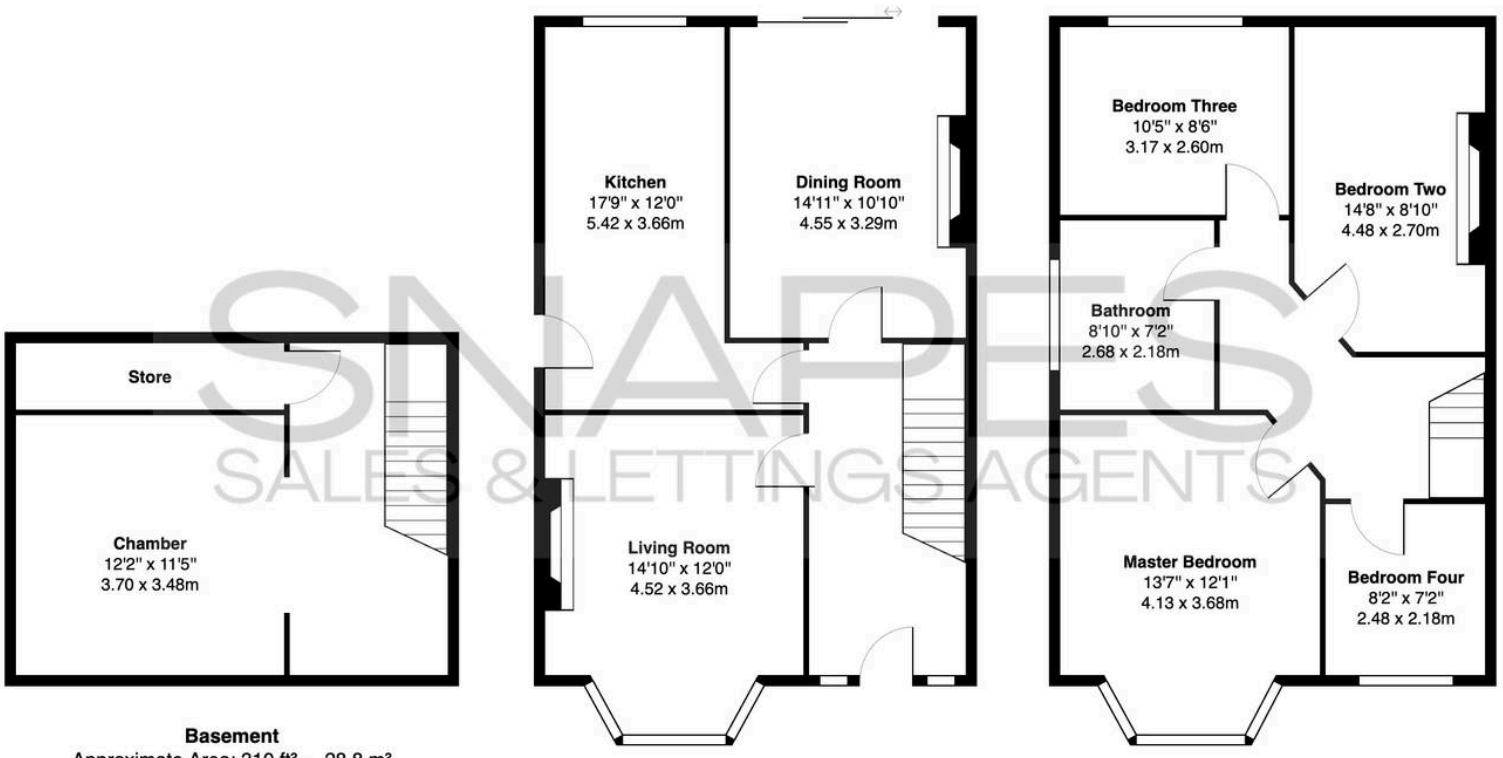
Master Bedroom
13' 7" x 12' 0" (4.13m x 3.67m)

Bedroom Two
14' 8" x 8' 10" (4.48m x 2.69m)

Bedroom Three
8' 6" x 10' 5" (2.60m x 3.17m)

Bedroom Four
7' 11" x 7' 2" (2.42m x 2.18m)

Bathroom
7' 2" x 8' 10" (2.18m x 2.68m)



Basement
Approximate Area: 310 ft² ... 28.8 m²

Ground Floor
Approximate Area: 606 ft² ... 56.3 m²

First Floor
Approximate Area: 613 ft² ... 56.9 m²

Approximate Total Area: 1529 ft² ... 142.0 m²

All measurements are are approximate.
The floorplan may not include chimney breasts or support nibs and/or very small recess areas.
If a total floor area is quoted, this will include ALL areas shown on the plan, inc garages.
The area is calculated by the software and is approximate.

Cheadle Hulme Office

Andrew Snape Estate Agents, 31 Station Road - SK8 5AF

0161 485 2244 • cheadlehulme@snapes.co.uk • www.snapes.co.uk/