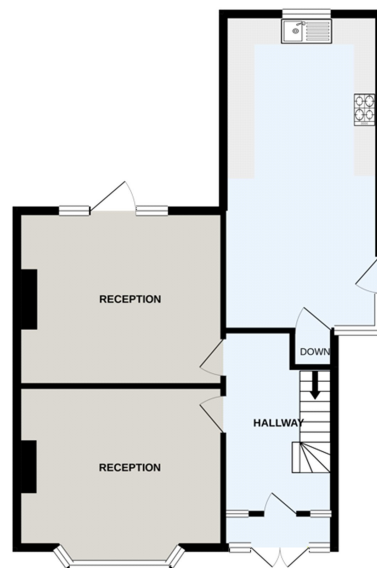


# GROUND FLOOR



# 1ST 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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**156 Woodsmoor Lane, Stockport, Cheshire  
SK3 8TH**



- Well presented and well maintained property
- Period semi detached with three bedrooms
- Two reception rooms & modern kitchen open diner
- uPVC double glazing & gas central heating
- Driveway parking to front & side elevations
- Detached garage and well tendered rear garden
- Set within a desirable and sought after area
- Viewings are essential to appreciate this property

**£ 450,000**

[www.harveyscott.com](http://www.harveyscott.com)

**Services (Not tested)**  
Mains electricity, gas and water

**Local Authority**  
Stockport Borough Council

**Tenure**  
Freehold

**Postcode**  
SK3 8TH

**Possession**  
Vendor In Occupation

**Viewing**  
By appointment only. For further information, particulars to view please contact a member of staff at Harvey Scott.

**Mortgage Information**  
Our financial advisor will be informed of all offers made. He has vast experience in all areas of financial services including mortgages, insurance etc. The mortgage advice given is completely independant, and may well save you money and speed up the whole sales transaction.

Written quotations are available on request.

**Free valuations on request.**

**Misdescriptions Act 1967.** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of any offer or contract - services and appliances referred to have not been tested, and cannot be verified as being in working order. Furthermore you should seek confirmation from a solicitor in respect of moveable items described in the sales particulars, that they are in fact included in the sale. All dimensions, description and photographs are for guidance only and are not a complete representation of the property, reference to condition and necessary permissions for use of occupation and other details are given without responsibility, we advise that any intending purchasers or tenants should satisfy themselves by inspection or other means you may have. No person in the employment of Harvey Scott Ltd has any authority to make or give any representation or warranty whatsoever in relation to the property.

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Harvey Scott are pleased to bring to the market this well presented three bedroom period semi detached property. The property in brief comprises of entrance porch leading through to hallway with access to reception room one, reception room two, kitchen open plan diner with access to rear garden and staircase to first floor landing. The first floor landing provides access off to bedroom one, bedroom two, bedroom three and shower room. The property benefits from uPVC double glazing and gas central heating. Externally to the front and side of the property there is off-road parking and detached garage as well as a well tendered garden and to the rear. Viewings are essential to appreciate this property.

Location

Woodsmoor is in one of Cheshire's quiet and popular districts, it has a post office and the nearby Woodsmoor railway station is well placed for easy access to the business centres of Stockport and Manchester. Nearby Davenport offers a range of quality shops suitable for most day to day requirements and the area also boasts a good range of social and recreational facilities. Good local schools cater for children of all ages. Stockport train station offers fast commuter service routes to the North and the South of the UK. The local M60 provides access to all major motorways including the M56 and the M6. Stockport Town Centre has so much to offer with its thriving shopping centre and local market, alternatively the new A34 by-pass road provides easy access to the out of town superstores of Marks and Spencer's, Tesco's, John Lewis and Sainsbury's. Manchester International Airport is situated 9 miles away which should take you approximately 15 minutes to travel the distance out of rush hour traffic.

Ground Floor

Entrance Porch

7' 8" x 2' 5" (2.34m x 0.74m) Max. Leading off to hallway.

Hallway

8' x 15' 7" (2.44m x 4.75m) Max. Ceiling light, gas central heating radiator, power points Shevorn Kahrs herringbone flooring, staircase leading to first floor landing, access to reception room one, reception room two, under stairs storage, kitchen/diner and access to rear garden.



Reception Room One Open Plan

11' 1" x 14' 1" (3.38m x 4.29m) Max. uPVC double glazed oval bay window to front elevation, Kardean flooring, power points, gas central heating radiator, gas fireplace, centre ceiling light, wall light, open plan to reception room two.



Reception Room Two Open Plan

12' 3" x 15' 7" (3.73m x 4.75m) Max. uPVC double glazed window and door to rear elevation, Kardean wooden flooring, gas central heating radiator, wall light, centre ceiling light and power points, open plan to reception room one and access to garden.



Kitchen open plan diner

10' 8" x 23' (3.25m x 7.01m) Max uPVC double glazed window and door leading out to rear elevation, tiled flooring, ceiling light, gas central heating radiator, power points. Fitted with a wide range of wall and base units, integrated tall fridge, space and plumbing for washing machine, range cooker, seven ring gas hob with extractor fan above, one and half stainless steel sink with drainer and mixer tap, eight ceiling spot lights.



Alternative View



First Floor

Landing

7' 1" x 8' 1" (2.16m x 2.46m) Max. uPVC double glazed stained glass leaded window to side elevation, centre ceiling light, power points, leading off to bedroom one, bedroom two, bedroom three and shower room.

Bedroom One

11' 1" x 15' 7" (3.38m x 4.75m) Max. uPVC double glazed bay window to rear elevation, window seating with cupboards below , two ceiling lights, power points, gas central heating radiator, fitted corner wardrobes and dresser.



Bedroom Two

11' 1" x 14' 4" (3.38m x 4.37m) Max. uPVC double glazed oval bay stained glass window to front elevation, two ceiling lights, power points, gas central heating radiator, built-in wardrobes.



Bedroom Three

8' x 8' 4" (2.44m x 2.54m) Max. uPVC double glazed window to front elevation, centre ceiling light, power points and gas central heating radiators.



Shower Room

7' 8" x 8' 1" (2.34m x 2.46m) Max. uPVC double glazed frosted window to rear and side elevations, six ceiling spot lights, fully tiled floor and walls, heated towel rail, small loft hatch. Fitted with a three piece suite in white comprising of low level WC, wash hand basin set into storage, walk-in shower, wall mounted mirror vanity storage cupboard.



External

Front

Low wall to front elevation, blocked paved driveway leading to front door and side elevation, lawned area with shrubbery and plantings, low wooden fencing.

Side Elevation

Paved area, outside security light, set behind wrought iron gates leading to front elevation and detached garage.

Rear Garden

Paved low maintenance rear garden with wood panel fencing with trees and shrubbery, detached garage, outside water tap and security light.



Garage

8' 7" x 23' 6" (2.62m x 7.16m) uPVC double glazed window to side elevation

Energy Efficiency Rating				Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs		Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(92 to 100)	A			(92 to 100)	A		
(81 to 91)	B			(81 to 91)	B		
(69 to 80)	C			(69 to 80)	C		
(55 to 68)	D			(55 to 68)	D		
(39 to 54)	E			(39 to 54)	E		
(21 to 38)	F			(21 to 38)	F		
(1 to 20)	G			(1 to 20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Wales & N.Ireland		EU Directive 2002/91/EC		England, Wales & N.Ireland		EU Directive 2002/91/EC	