



Flat 15 Elgol Close, Davenport, Stockport,  
Cheshire SK3 8UP



- No Onward Vendor Chain
- First Floor Self Contained Apartment
- One Double Bedroom
- Modern Fitted Kitchen and Bathroom
- UPVC Double Glazing and Electric Heating
- Off Road Parking and Garage To The Rear
- Set Within a Cul-De-Sac Location
- Close to To Train Stations and Location Amenities
- Viewings By Appointment Only

**£140,000**

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Harvey Scott is pleased to bring to the market this very well presented one double bedroom first floor self contained apartment with no onward vendor chain, set within a quiet cul-de-sac location. In brief the property is accessed via the ground floor, staircase leading up to the apartment which is situated on the first floor. The hallway provides access off to living room with dining area open plan to kitchen. The hallway also provides access off to a modern fitted bathroom and a double bedroom situated to the rear of the property. This apartment also benefits from uPVC double glazing, electric heating, ample storage space such as built in wardrobes and loft area. Externally the property also benefits from off road parking and a garage. Viewings are essential to appreciate the property's location and condition. Viewings are by appointment only.



## GROUND FLOOR

### Entrance Hallway

2' 9" x 5' 1" (0.84m x 1.55m) Max. uPVC double glazed door leading into entrance hallway, ceiling light, wall mounted electric radiator, thermostat control, staircase leading to the first floor where the flat is stationed.

## FIRST FLOOR

### Hallway

2' 9" x 9' 0" (0.84m x 2.74m) Max. Ceiling light, usable loft space access via loft hatch with pull down ladder plus power and light, power points, leading off to living room with dining area, with access to kitchen. The hallway also provides access off to the bathroom and double bedroom.

### Living Room With Dining Area

11' 9" x 16' 9" (3.58m x 5.11m) Max. uPVC double window to front elevation, centre ceiling light, wall mounted electric radiator, electric fireplace, storage cupboard housing fuse box, power points, tv point, dining area, leading off to kitchen.

### Kitchen

5' 5" x 13' 3" (1.65m x 4.04m) Max. uPVC double glazed window to rear elevation, laminate wooden floor, wall mounted electric radiator, ceiling light, fitted with a range of wall and base units, post form laminate worktop, 1.5 stainless steel sink with drainer and mixer tap, space for hob with extractor fan above, space and plumbing for washing machine, space for fridge/freezer, wall mounted electric radiator, splash back tiling and power points.

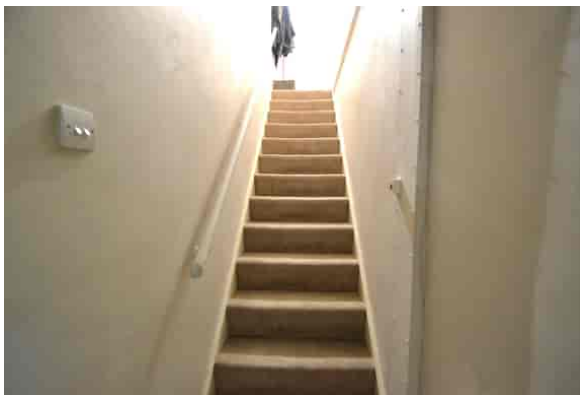
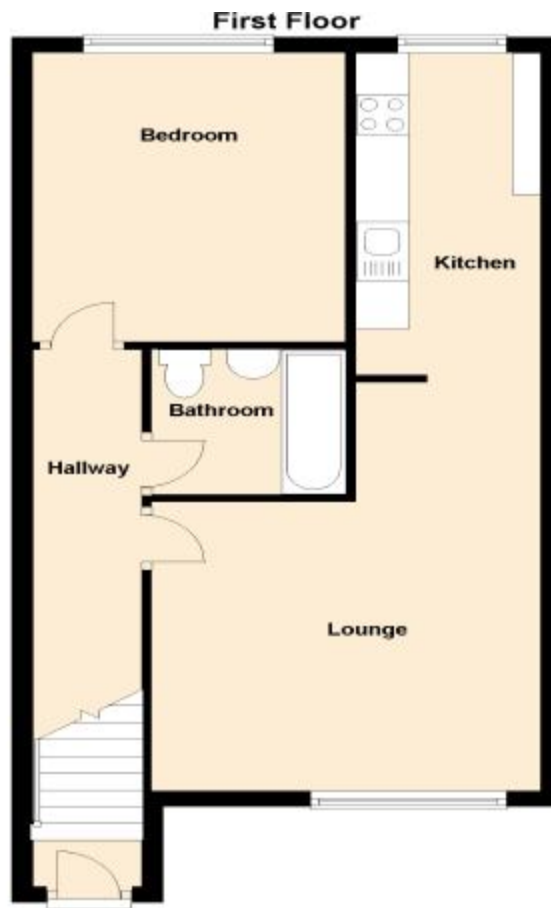
### Bathroom

6' 0" x 5' 9" (1.83m x 1.75m) Max. Mainly tiled, fitted with a three piece suite in white comprising e/c, wash hand basin, and bath with shower above, ceiling light, wall mounted heater and fan.

### Bedroom

9' 2" x 12' 0" (2.79m x 3.66m) Max. uPVC double glazed window to rear elevation, wall mounted electric radiator, power points, fitted wardrobes and over head cupboard space.





## Services

## Local Authority

## Tenure

Freehold

## 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 and has vast experience in all areas of financial services including mortgages, insurance etc. The mortgage advice given is completely independent, and may save you money and speed up the whole sales transaction.

Written quotations are available on request.