

9 Bracadale Drive

Davenport, Stockport, SK3 8RS



mosley jarman



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£290,000

VIDEO AVAILABLE - A superbly presented and charming three bedroom family home situated in a popular residential location close to local shops and amenities. The property benefits from UPVC double glazing, Gas fired central heating (run by a Worcester boiler), off road parking for several cars and a private rear garden. The accommodation includes; entrance hallway, living room (with gas fire and beautiful surround), stunning dining kitchen (fitted with matching wall and base units, breakfast bar, integrated appliances, and French doors to the rear garden). To the first floor there is a landing (with loft access), three bedrooms (master benefitting from fitted wardrobes) and a contemporary family bathroom (with tiles floor to ceiling, shower over bath and chrome heated towel rail). **NO CHAIN. N.B** Under the Estate Agents Act 1979 it is our duty to inform you that our client selling this property is related to a member of staff at Mosley Jarman.

- A well presented semi-detached family home
- Stunning dining kitchen
- UPVC double glazing
- Close to local shops and amenities
- Detached garage
- Three bedrooms
- Gas fired central heating (warmed by a combination boiler)
- Off road parking for several cars
- Private garden
- No onwards chain



The Grounds and Gardens

To the front of the property there is a driveway providing off road parking for several cars. To the rear of the house there is a private and enclosed garden (with desking, lawn, bushes and shrubs providing a high level of privacy and a detached garage).

The Location

Davenport is a district of Stockport, Greater Manchester, England; until 1974, it was part of Cheshire. At the 2011 census, it had a population of 14,924.[1]. The railway station, at Davenport's main road junction, allows travel by rail towards Manchester Piccadilly, Stockport, Hazel Grove and Buxton. Services are generally half-hourly, but hourly on Sundays. Local bus services are operated by Stagecoach. Routes include the regular 192 service along Buxton Road between Manchester and Hazel Grove. Cale Green Park is a popular local attraction with its bowling green, tennis court, basketball court and playground. Stockport Lacrosse Club, the oldest in the world, have played at Cale Green Cricket Club since 1876.

Important Information

Heating - Gas central heating

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

Flood Risk - Medium (Surface water), Very Low Risk (sea and rivers)

Water Meter- yes

Broadband providers - Openreach- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin Media, EE, Three*

Mobile providers- Mobile coverage at the property available with all main providers*

**Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

** Information provided by GOV.UK

Postcode: **SK3 8RS**

What 3 Words: **stir.caves.gifted**

Council Tax Band: **C**

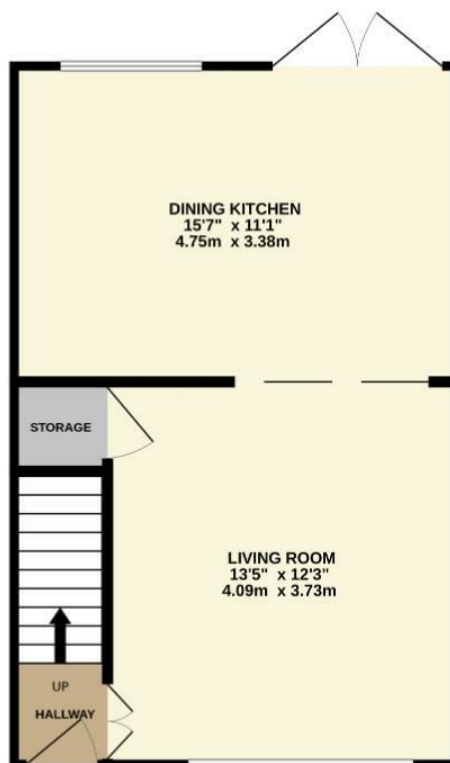
EPC Rating: **D**

Tenure: **Freehold**

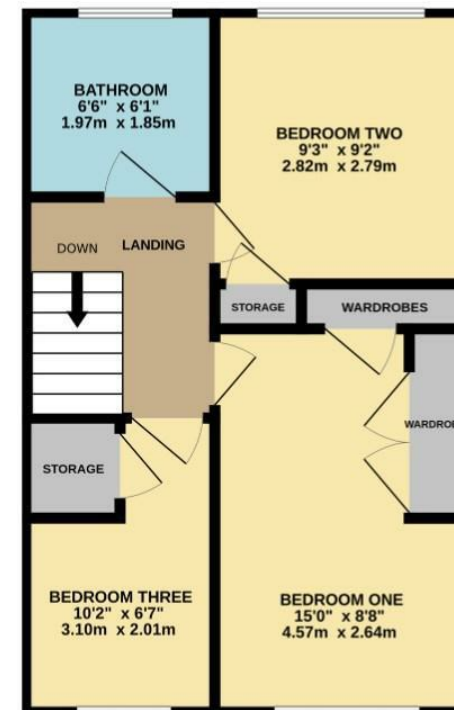
GARAGE
167 sq.ft. (15.5 sq.m.) approx.



GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 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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