



PETER
ANTHONY
EST 1986

4, Hawthorn Lodge, Bramhall Lane,
Davenport, Stockport, SK3 8TX

Asking Price: £180,000

Fantastic Property
Virtual Tour & Video Walk Through
First Floor Apartment
Two Bedrooms
Residents Parking & Garage
Chain Free
Highly Sought After Location
Viewing Advised



Nestled in a desirable location, this charming first-floor apartment boasts 616 sq ft of comfortable living space.

The property features two bedrooms, perfect for a small family or professionals seeking a peaceful retreat. With an emphasis on accessibility, the apartment is bright and inviting, offering a welcoming ambiance throughout.

Residents can enjoy the convenience of communal gardens, resident parking, and a garage, providing ample space for relaxation and storage. This property is ideal for those seeking a harmonious blend of comfort and practicality in a sought-after area.

Don't miss the opportunity to make this delightful apartment your new home. Contact us today to arrange a viewing and experience the charm of this

lovely property firsthand.

First Floor

Entrance Hall:

uPVC double glazed window to side elevation, vinyl flooring, ceiling light point and storage cupboard.

Living Room:

16'10" x 107'11" (5.13m x 32.9m):

uPVC double glazed window to side elevation, vinyl flooring, ceiling light point and radiator.

Kitchen:

7'10" x 9'11" (2.4m x 3.02m):

uPVC double glazed window to side elevation, vinyl flooring, ceiling light point, a range of base and wall units with roll top work surface, tiled splash back, stainless steel sink with drainer and mixer tap, four ring halogen hob, extractor hood and integrated electric oven.

Bedroom One:

12'8" x 9'10" (3.86m x 3m):

uPVC double glazed window to front elevation, vinyl flooring and ceiling light point.

Bedroom Two:

10'4" x 7'10" (3.15m x 2.4m):

uPVC double glazed window to front elevation, vinyl flooring and ceiling light point.

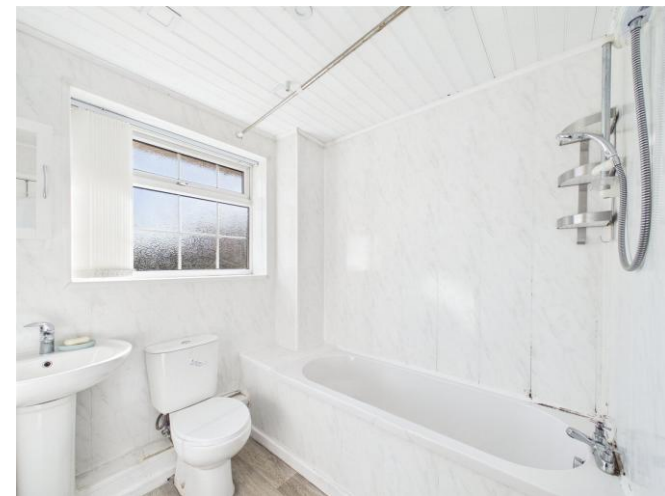
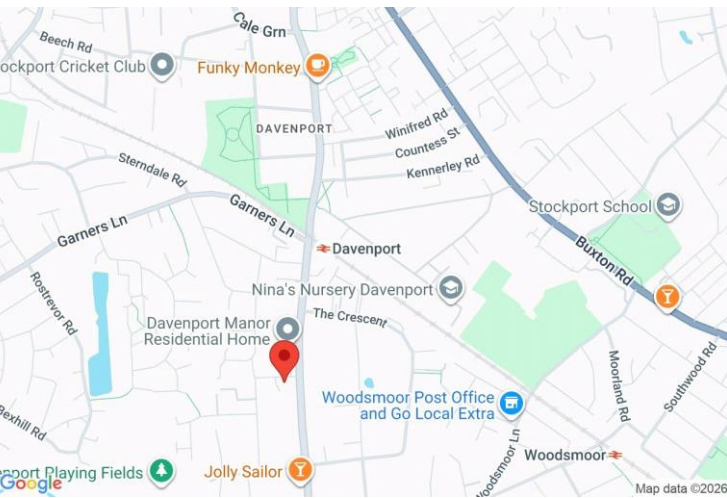
Bathroom:

6'9" x 6'6" (2.06m x 1.98m):

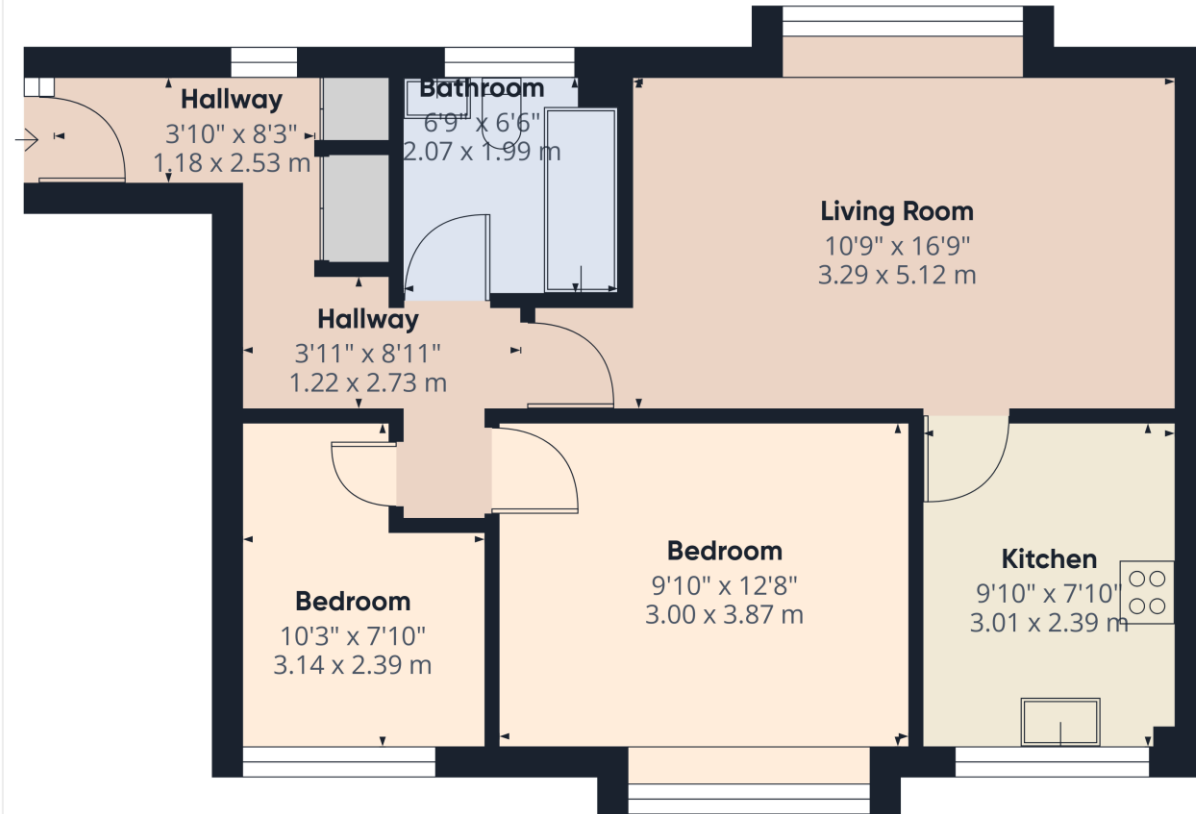
uPVC double glazed window to side elevation, vinyl flooring ceiling light point, aqua board walls, white three piece bathroom suite comprising of low level wc, pedestal hand wash basin and panelled bath with wall mounted electric shower.

Externally:

Set within well maintained communal grounds, off street residents parking and garage.



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Approximate total area⁽¹⁾
616 ft²
57.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

COUNCIL TAX BAND

Tax band B

TENURE

Leasehold 951 years

LOCAL AUTHORITY

Stockport Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	59 D
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements