

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



**HIBBERT  
HOMES**

SALES & LETTINGS


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**HIBBERT  
HOMES**

SALES & LETTINGS

Bramhall Lane |  
Offers In The Region Of  
£475,000

Bedrooms 4	Bath 2	Reception 2	Parking here	Area 1988.00 sq ft	Type here
					



- Great Location in the Centre of Davenport
- No Chain
- Period Features
- Residential or Commercial
- Parking for multiple Cars
- Detached Building
- Planning Permission for Extension

#### Residential or Commercial Purchase Opportunity

Historically, this period property was a detached, four bedroom dormer bungalow, boasting gardens and a garage. This Property is situated in the heart of Davenport Village with local amenities on your door step and is within walking distance to Davenport Train Station. The plot offers ample off street parking and a sizeable front garden leading up to the double fronted facade.

The property is currently used as a GP Surgery. On the ground floor, the building comprises of four good sized rooms, three are currently set up as clinical rooms for the surgery and the fourth as a waiting room. The hallway leads into a large reception room, with kitchen and office. Upstairs boasts a generously sized bathroom and two large storage rooms that could be used as double bedrooms.

This property would be ideal for a Nursery, Dental Surgery or Offices, however, also offers potential for conversion back to a period family home or apartments with many retained original features and options to re-instate sizeable front and rear gardens.

Viewing is highly recommended to fully appreciate this properties potential.

