

**GASCOIGNE  
HALMAN**

Kennerley Road, Stockport  
**£450,000.00**

THE AREA'S LEADING ESTATE AGENCY





Situated in the highly desirable village of Davenport, this magnificent period bay front semi detached residence has been beautifully modernised throughout providing in excess of 1800 sq/ft of contemporary living accommodation. The property has been tastefully upgraded offering an excellent blend of original features and a modern decor. This wonderful setting will appeal to a variety of buyers due to the proximity of the amenities within the village but also Davenport Train Station is only a short walk away as are a plethora of excellent Schools, including Stockport Grammar School. NO CHAIN

## Property details

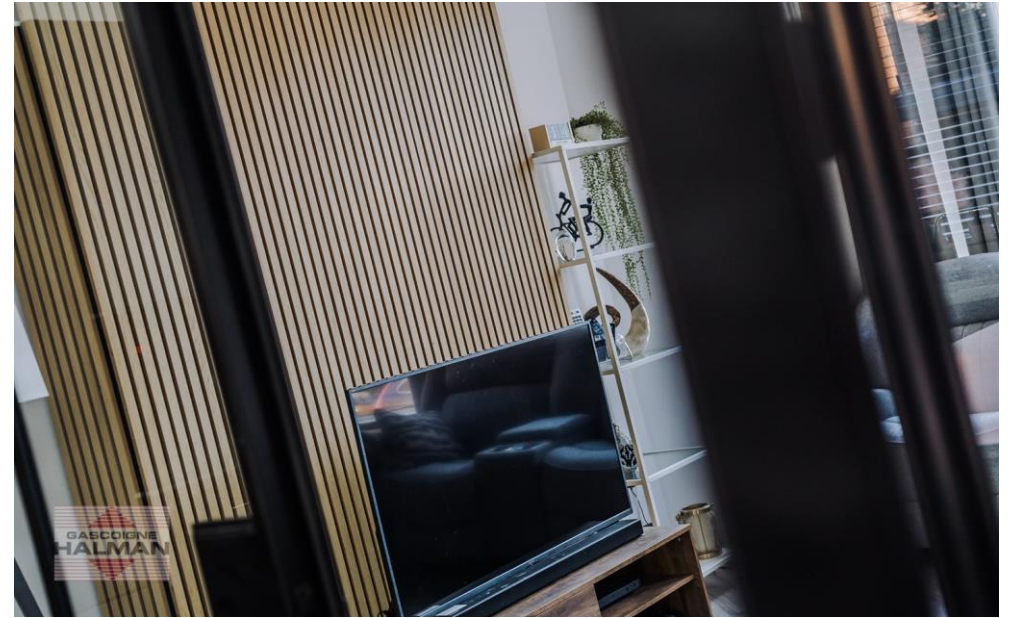
- Lovely Period Semi-Detached Family Home
- Situated in the Highly Desirable Village of Davenport
- Beautifully Refurbished to a High Specification, Including Complete Basement Conversion
- Four/Five Bedrooms, Ample Reception Rooms & Two Bathrooms with Ground Floor WC
- Stunning Open Plan Kitchen Family Room with Modern & Original Features Throughout
- Walking Distance to Davenport Train Station, Amenities & Excellent Schools





## About this property

Situated in an excellent location within walking distance to local shops in Davenport village, this particular property commands an excellent position. Fronted by an easy to maintain garden, the house has bay-fronted elevations typical of the late Victorian period and must be viewed to be appreciated. To the rear there is an attractive town garden, enjoying ease of maintenance. This fine example of late Victorian architecture enjoys excellent accommodation which has been subject to a recent refurbishment program. An entrance porch includes the original Minton tile floor in addition to a large entrance hall. The bay-fronted lounge to the front is an excellent size room and has double doors leading into the stunning fitted kitchen with an excellent range of units and center island open to a large family room with double doors to outside and downstairs WC. The cellar is a particularly attractive feature having been converted and tanked into two further beautiful living rooms/bedrooms in addition to a well-appointed shower room and WC. The first floor features three well-proportioned double bedrooms as well as a well-appointed family bathroom. A superb period property which must be viewed to be fully appreciated. No Chain









## DIRECTIONS

For Satnav Purposes: SK2 6EY

## COUNCIL TAX BAND

C

## TENURE

Leasehold

## SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

## LOCAL AUTHORITY

Stockport MBC

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

## PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

## PRIMARY SOURCE OF ELECTRICITY

Mains Supply

## PRIMARY SOURCE OF WATER

Mains Supply

## BROADBAND CONNECTION

Cable

## ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

## THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

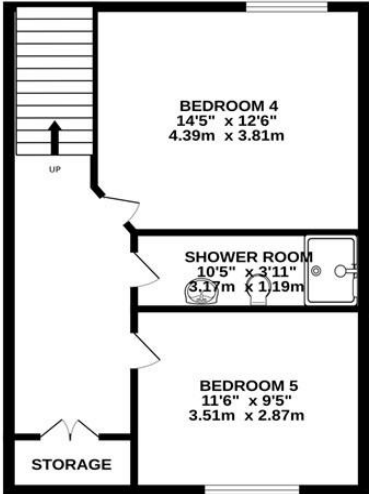
No

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

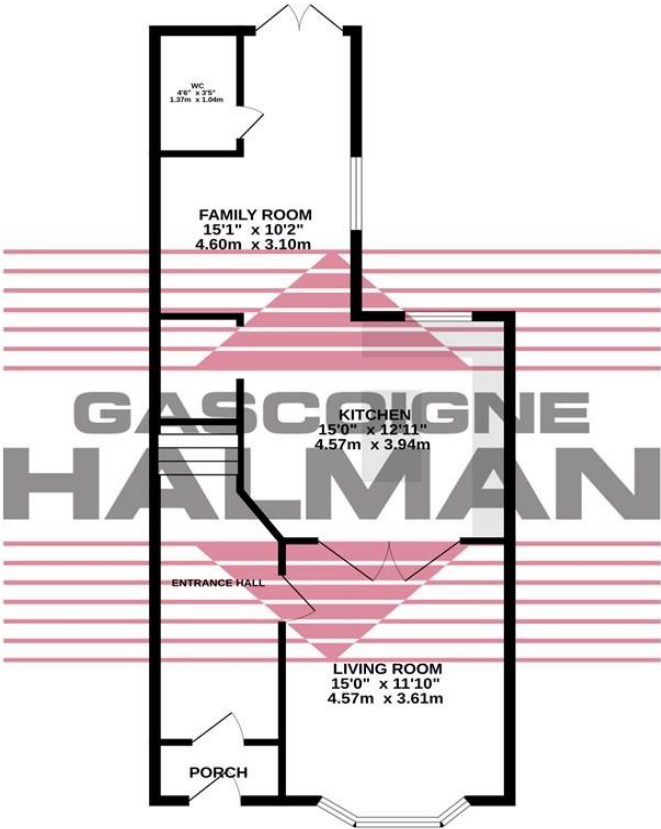
No

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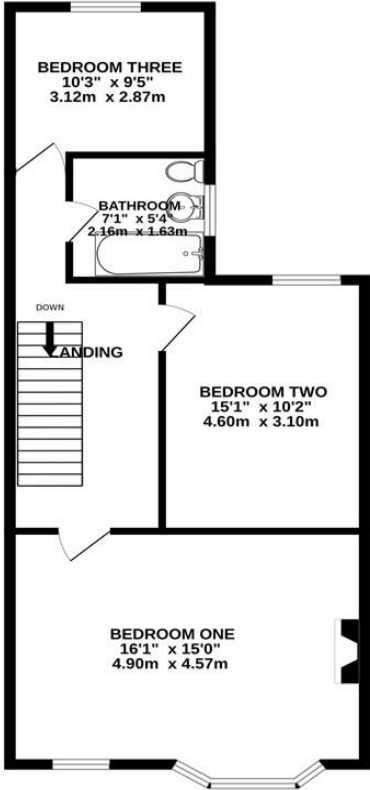
LOWER GROUND FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



GROUND FLOOR  
668 sq.ft. (62.1 sq.m.) approx.



FIRST FLOOR  
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 1818 sq.ft. (168.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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