



**GASCOIGNE
HALMAN**

Clifton Park Road, Davenport
Offers Over £895,000.00

THE AREA'S LEADING ESTATE AGENCY



Clifton Park Road is situated in the heart of Davenport, set within a delightful conservation area and offering a superb community atmosphere, all of which is within easy access to convenient transport links, excellent Schools and local amenities. Built during the early Edwardian period, this beautifully brick built constructed family home has maintained its character and charm over the years to include high ceilings and a plethora of original features. There have been many sympathetic upgrades with windows having been refurbished into double glazed sash windows, preserving the appearance and integrity of this wonderful home. This remarkable home positioned on a large plot caters for every family's needs and even promotes outstanding development potential. Families could explore the possibilities of a full comprehensive basement conversion which would certainly form ample additional living accommodation and increase the overall sq/ft of this already substantial home. Previous planning permission will offer peace of mind to anyone who would want to create a single storey rear extension, allowing for a contemporary open plan kitchen family room or why not re-submit plans for the 400 sq/ft summerhouse which would offer a multitude of proposes.

Property details

- A Substantial Five Double Bedroom & Three Bathroom Edwardian Semi-Detached Family Home Spread Across Four Levels
- In Excess of 3300 sq/ft of Wonderful Living Accommodation, not including several basement chambers which could offer unrealized development opportunities (STPP)
- Large Well Maintained Private Rear Garden Complete with Covered Veranda & Detached Garage & Additional Storage Area
- Sympathetically Adapted Driveway with Carefully Landscaped Front Gardens Allowing For Ample Parking
- Three Well Proportioned Reception Rooms & Upgraded Kitchen Breakfast Room with Space for Iconic Aga Range Cooker
- Previous Planning Granted for Single Storey Rear Extension Complete with Raised Patio Area & Large 400 sq/ft Summerhouse to Rear Garden Providing An Excellent Home Office



About this property

This meticulously presented Edwardian Home was heavily influenced by the arts and crafts movement which promoted simple and elegant design. As with many homes built during this era, the property is set back from the street and benefits from a beautiful front garden. Edwardian houses were built wider and larger than Victorian properties, therefore offering bigger hallways and more windows to allow in plenty of natural light. This is evident as soon as you step into the reception hallway where you will also notice ample period features. This double fronted residence demonstrates large reception rooms in the form of a sitting room and living room, both of which include feature bay windows. Tucked away to the rear of the property is a re-styled kitchen breakfast room which sits adjacent to the dining area. A door leads to the covered Veranda where you can enjoy cozy evenings all year round. The basement chambers have been partially converted to offer practicality to everyday life. A WC and utility room have been cleverly introduced with the remaining basement chambers providing excellent storage or unrealized development potential. To the first floor it is difficult to ignore the enormous, beautiful feature stained glass window which pours natural light into the landing area. Three large double bedrooms with two beautiful family bathrooms and separate WC service the first floor whilst the second floor reveals two further significant double bedrooms, one of which displays an ensuite bathroom. Externally there is a driveway which has been remodelled and re-landscaped to a sympathetic standard and therefore promotes ample off-road parking. The delicate planting to the front garden is befitting of this beautiful desirable tree lined road. Leading up the driveway you will be met with a large, detached garage with additional brick-built store beyond. The garden provides not only a secure and safe environment for the children & pets but also allows for superb family gatherings. This spacious private garden will certainly provide fun for the whole family all year round.













DIRECTIONS

SK2 6LA

COUNCIL TAX BAND

F

TENURE

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		
69-80	C		77 C
55-68	D	55 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

Fibre to cabinet

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Yes

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

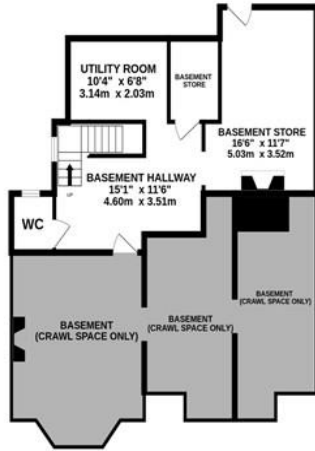
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

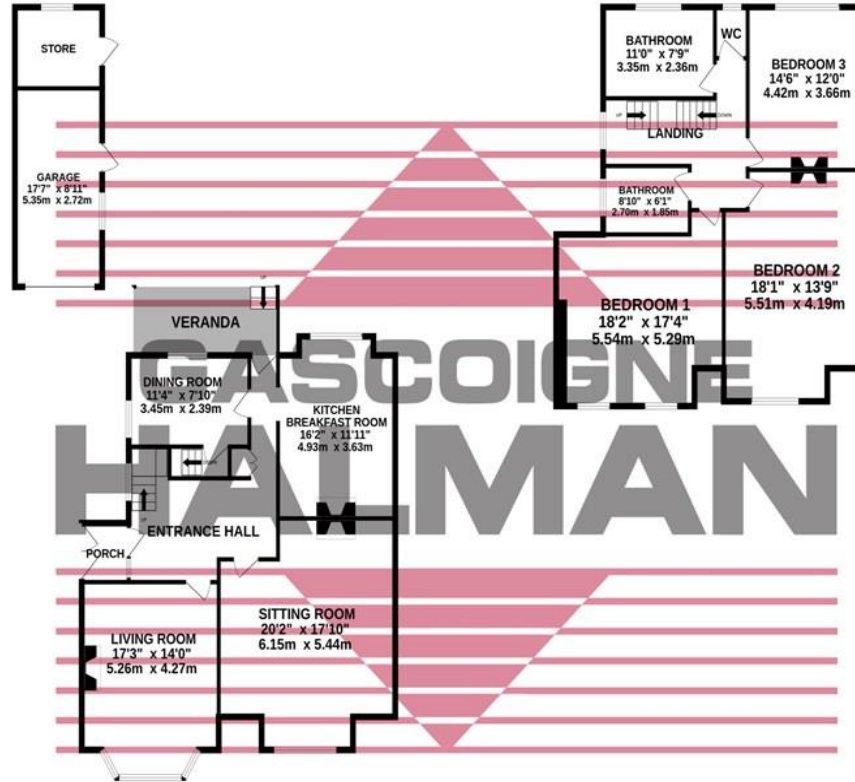
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

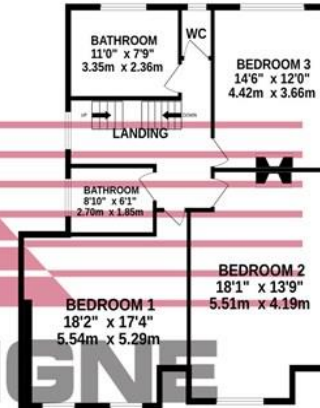
LOWER GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



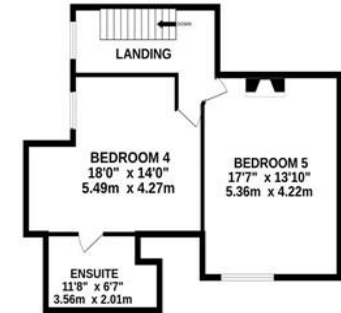
GROUND FLOOR
1255 sq.ft. (116.6 sq.m.) approx.



FIRST FLOOR
988 sq.ft. (91.8 sq.m.) approx.



SECOND FLOOR
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 3343 sq.ft. (310.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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