



**GASCOIGNE  
HALMAN**

Garners Lane, Davenport, Stockport  
Offers Over £465,000

THE AREA'S LEADING ESTATE AGENCY





Garners Lane, is a distinguished period semi-detached residence nestled in the heart of Davenport, Stockport. This expansive four-bedroom home seamlessly blends timeless architectural charm with modern functionality, offering an ideal setting for family living. Situated less than half a mile from Davenport Train Station, the home offers excellent transport links. The local area boasts a wealth of amenities, including shops, pubs, parks, sports clubs and excellent Schools within walking distance, blending the vibrant regeneration of Stockport with the convenience of easy access to the city, countryside, airport, and motorway networks.

## Property details

- Lovely Period Four Bedroom Semi-Detached Family Home In Excess of 2200 sq/ft of Living Accommodation
- Situated in the Highly Desirable Area
- Stunning Open Plan Kitchen Family Room with Modern & Original Features Throughout
- Four Bedrooms & Ample Well Proportioned Reception Rooms
- Driveway Providing Parking & Within Walking Distance of Davenport Train Station
- Basement Chambers Offering Unrealised Development Potential





## About this property

Upon entering through the timber front door, you are greeted by a welcoming porch leading into a spacious entrance hallway adorned with ceiling coving and a picture rail. The living room boasts a feature bay window, ample authentic features such as the fireplace with a gas fire, and elegant ceiling details along with stripped wooden flooring. Adjacent is the dining room, highlighting a window overlooking the rear garden, ceiling coving, and another fireplace, creating a perfect space for formal gatherings. The kitchen is fitted with a range of wall, drawer, and base units, complemented by worktops that incorporate a one and a half bowl stainless steel sink with a mixer tap. It includes practical spaces for a range cooker as well as a large American style fridge freezer. Double doors open to the conservatory allowing for seamless indoor-outdoor living. A door from the hallway provides access to the cellar rooms, offering additional versatile space. Ascending the staircase to a split level landing, you will find the principal bedrooms. Bedroom one is a spacious retreat featuring a bay window and also provides a convenient en-suite shower room. Bedroom two offers a window to the rear elevation along with a useful floor to ceiling fitted wardrobe. The split landing also provides access to Bedroom three and the family bathroom, ensuring ample accommodation for a growing family. All three bedrooms to the first floor are excellent and capable double bedrooms. To the second floor you are greeted by a magnificent further double bedroom but equally this space could form a multitude of purposes depending on a buyer's needs. The cellar chambers provide brilliant storage and offer unrealised development potential. There are a plethora of chambers which could be adapted to form habitable living accommodation and sleeping quarters. There is plenty of space for utility areas and workshops and there is even a WC to the lower ground floor. A door provides access back up to the rear garden and with this in mind the lower ground floor could form independent living accommodation or allow families to enjoy multi-generational living. These versatile rooms can serve as home offices, a gym, media rooms, or playrooms, catering to various lifestyle needs. Externally, the property features a tarmac double driveway at the front, providing off-road parking for two cars. A side path leads to a gate accessing the generous rear garden, which is divided into two sections: a patio area adjoining the house and a good-sized lawn area beyond. The garden displays a private and pleasant outdoor space and this wonderful home on Garners Lane presents a unique opportunity to create your dream family home. No Chain









## DIRECTIONS

SK3 8SD

## COUNCIL TAX BAND

D

## TENURE

Freehold

## 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		76 C
55-68	D		
39-54	E	48 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

Ask Agent

## 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?

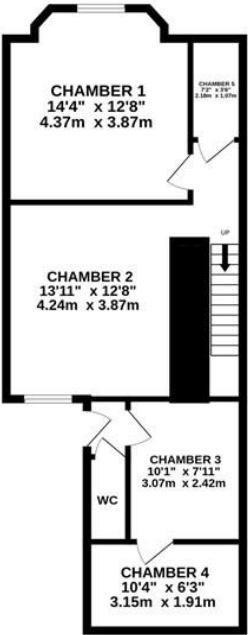
No

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

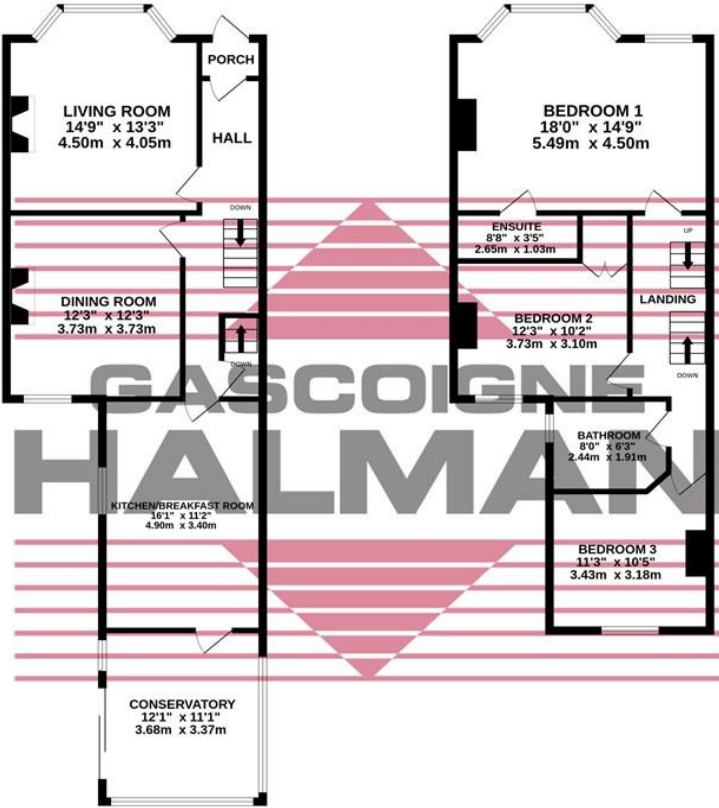
No

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.

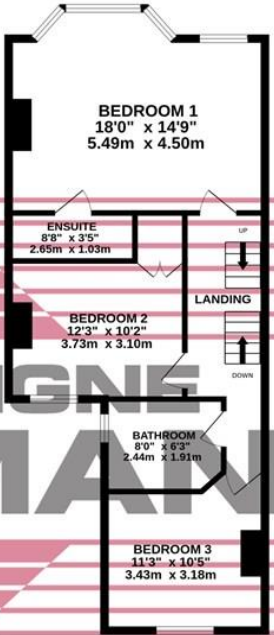
LOWER GROUND FLOOR  
590 sq ft. (53.9 sq.m.) approx.



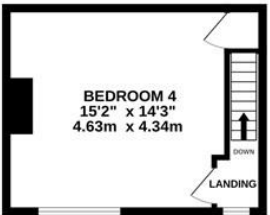
GROUND FLOOR  
765 sq ft. (71.1 sq.m.) approx.



1ST FLOOR  
631 sq ft. (58.6 sq.m.) approx.



2ND FLOOR  
247 sq ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA : 2223 sq.ft. (206.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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