



**GASCOIGNE
HALMAN**

Beech Road, Davenport
£275,000

THE AREA'S LEADING ESTATE AGENCY



This period two double bedroom semi detached residence has been wonderfully modernised throughout offering a contemporary layout and a fashionable decor. The property enjoys a spectacular blend of ample noticeable original features and modern stylish materials. The property is conveniently positioned for Davenport train station and all the amenities of Davenport village. Hulme Hall Grammar School and Pre-School sit on the doorstep as does Stockport Cricket Club & Lacrosse Club as well as Cale Green Primary School. This wonderful property is ideal for a range of buyers and we would like to welcome you on a viewing of this magnificent home

Property details

- Two Double Bedroom Bay Fronted Period Semi Detached Residence
- Fully Refurbished Revealing a High Specification Finish Throughout
- Large Private Rear Garden with Ample Opportunity To Extend (STPP)
- Within Easy Walking Distance of Davenport Train Station
- On the Doorstep of Cale Green Primary School & Hulme Hall Grammar School & Pre School as well as Stockport Cricket & Lacrosse Club
- Highly Desirable Residential Location Close to Amenities



About this property

This stunning brick built residence reveals a stylish entrance hall which leads to two principal reception rooms. Stepping into the living room you will notice a feature bay window which pours ample light into the living space. You will notice authentic features in the form of picture rails and original cornice ceiling adding to the character and charm throughout the home. To the rear reception room, which is utilized as a dining room, you will be able to appreciate an open plan arrangement to the newly installed shaker style kitchen with a range of fitted appliances. Having the fireplace exposed with a feature brick surround on show certainly adds a contemporary feel and this would allow any buyer to look at installing a multi-fuel log burner (subject to any permissions) should they wish. Newly installed double doors lead out to the superb rear garden whilst a useful understairs cupboard provides ideal storage. Completing the ground floor is a modern sophisticated kitchen with dual aspect windows providing ample light. To the first floor there are two well proportioned double bedrooms providing ideal sleeping quarters. A re-styled elegant and fashionable family bathroom is positioned off the landing and completes superb accommodation. Externally the property includes an extensive private garden which offers excellent entertaining space but equally there is ample space to further extend (STPP) and create a large open plan family room should buyers want to adjust the layout in any way. The loft area also lends itself for further development too and could easily accommodate a further bedroom with ensuite (STPP). This home will appeal to a range of buyers and this superb residential location delivers fantastic convenience







DIRECTIONS

SK3 8HH

COUNCIL TAX BAND

B

TENURE

Leasehold, 950 years from 25th August 1920

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		84 B
69-80	C		
55-68	D	63 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 the premises

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?

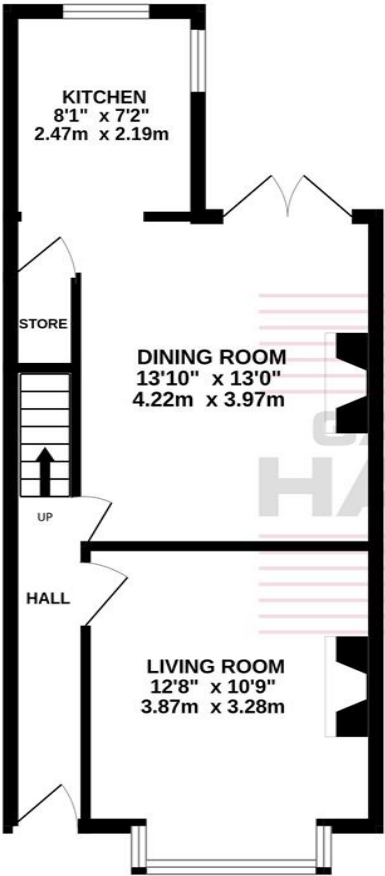
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

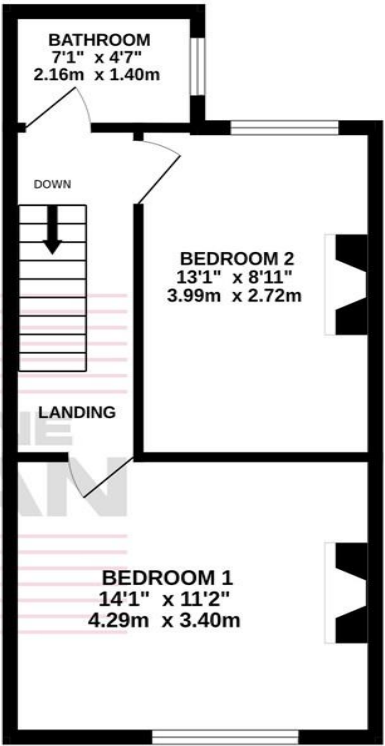
No

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.

GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.





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