

87 The Crescent, Stockport

£875,000 Freehold

SIX BEDROOM SEMI-DETACHED HOME • SET OVER FOUR FLOORS • BUILT CIRCA 1904 • FREEHOLD • SUBSTANTIAL PLOT
• BEAUTIFUL PERIOD FEATURES • SOUTH FACING REAR GARDEN



SUPERB PLOT*STUNNING PERIOD FEATURES THROUGHOUT**SET OVER FOUR FLOORS**BEAUTIFUL, WELL-MAINTAINED SOUTH-FACING REAR GARDEN** A MUST VIEW! We are delighted to present this beautiful six bedroom Edwardian home which is positioned on a fantastic plot with beautiful gardens surrounding and off-road for multiple vehicles. The property oozes character throughout with many original features such as high corniced ceilings, dado rails, original stain glass and cast iron fireplaces. Set over four floors, there is plenty of space to utilise, along with cellar space which has the potential to be converted subject to planning. Situated in a popular area, there are excellent local amenities and travel links including Davenport train station with direct links to Manchester city centre. Viewings on this wonderful home are highly recommended to appreciate its true character features.

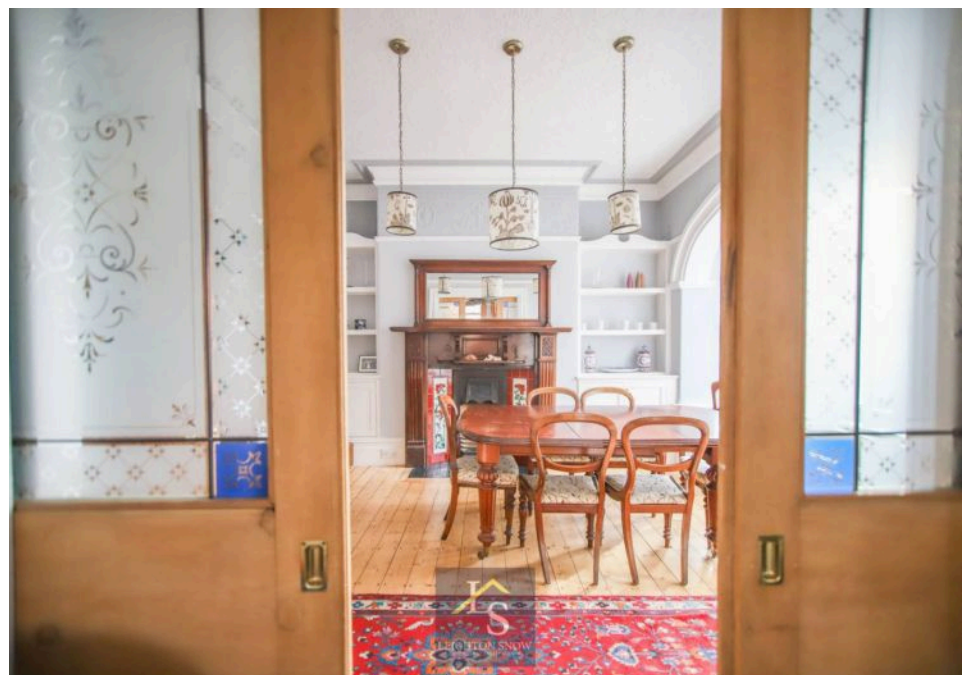


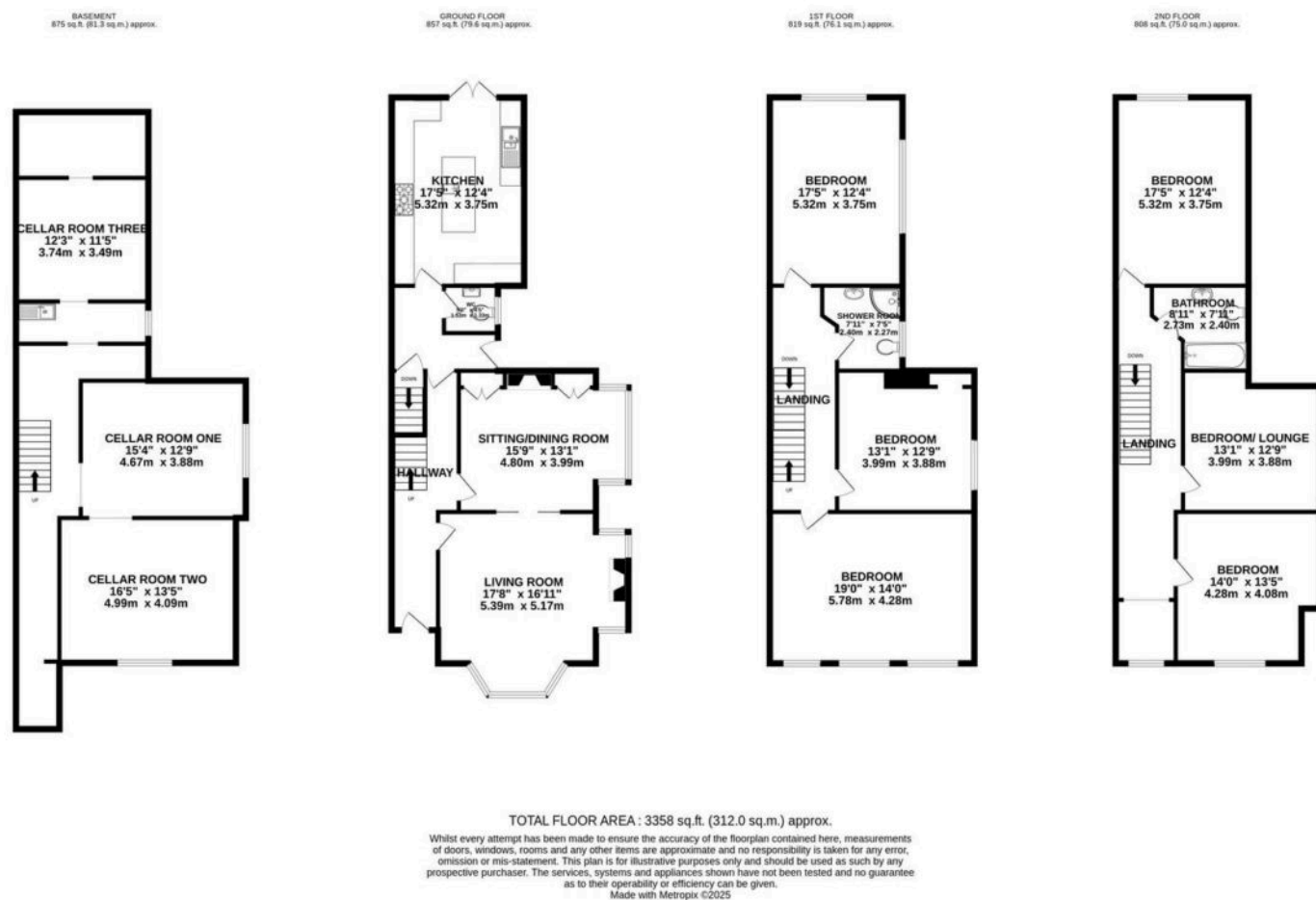
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- Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





The property is entered through an Edwardian tiled storm porch and original stained-glass door and surround into a welcoming hallway with stairs leading to the first floor. There are two reception rooms to the ground floor, both of which include bay windows and original cast iron fireplaces with Edwardian tiled surrounds, whilst the front living room features a beautiful inglenook with stain glass windows to either side. The kitchen is situated to the rear with double doors leading out to the patio area and boasts a range of integral appliances comprising; eye-level Neff oven, range cooker with an extractor over, dishwasher, single draining sink with mixer taps over, fridge freezer, kitchen island with a separate sink and cupboards and drawers under. Completing the ground floor is a downstairs WC and side porch.

There are three main rooms down to the cellar and plenty more space to utilise which is the whole footprint of the ground floor and has the potential to be converted subject to planning.

To the first floor, there are three double bedrooms, with the main bedroom offering a fantastic space with three sash windows overlooking the front elevation and the rear bedroom offering dual aspect allowing lots of natural light through. The shower room is a recently-installed wet-room with a shower, wash basin and a low level WC.

The second floor presents a further three double bedrooms, each offering more excellent space. The bathroom to the second floor is another recently-installed suite comprising bath with a shower over, wash basin, low level WC and a Velux window. Externally, there is substantial off-road parking for multiple vehicles on the driveway at the front which spans down the side elevation and can be accessed via double gates, with plants and bushes bordering. The South-facing rear garden is presented beautifully and mainly laid to lawn. There are two separate patio areas, with a raised decking off the main house which overlooks the stunning garden and a separate newly-laid (Feb 2025) paved patio running down the side elevation. To the side of the garden is a kitchen garden perfect for any keen gardeners and towards the end of the garden is a walkway which leads to the shed with matured plants and shrubs surrounding.

