



2 Highfield Close
Davenport SK3 8UB
£400,000

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2 Highfield Close Davenport SK3 8UB

£400,000

Offered sale with the benefit of having no onward chain involved, this detached house forms part of a sought-after residential location.

The property requires improvement and updating, but represents an excellent opportunity to acquire a home which can be upgraded. The property has a small extended section to the ground floor, but it could suit further extension subject to the necessary permissions being granted.

An entrance porch leads to a wide entrance hallway with a downstairs WC/cloakroom. To the front is a dining room with sliding internal doors leading through to an extended living room. There is a dining kitchen and a rear hallway with access to a store room and to the attached garage.

To the first floor is a landing which gives access to two double bedrooms, a single bedroom and a family bathroom.

The house stands behind a garden area, with a driveway providing off road parking space. To the rear is a well-proportioned garden which is laid to lawn, with seating area and decorative borders.

The area enjoys good access to transport networks, amenities and schools. This is a property which has significant potential and must be viewed in order to be appreciated.

- Sought-after Location
- Huge Potential
- Updating Required
- Three Bedrooms
- Two Reception Rooms
- Extended Accommodation
- Downstairs WC
- Driveway
- Large Garage
- No Chain

Entrance Porch
4'6 x 2'9

Entrance Hallway
10'11 x 8'8 max

Downstairs WC
2'7 x 5'8

Dining Room
11'3 x 13'5

Living Room
11'2 x 20'9

Dining Kitchen
8'7 x 14'6

Rear Hallway

Storage Room
3'5 x 15'8

Attached Garage
8'1 x 19'6

First Floor Landing

Bedroom One
11'3 x 13'11

Bedroom Two
11'3 x 10'5

Bedroom Three
8'8 x 8'9

Bathroom
8'8 max x 7'11 max

Externally
Garden and driveway to the front.

Enclosed garden to the rear with seating area, lawn and decorative borders.

Leasehold Information

932 years remain of a 999 year lease which commenced 29/09/1959.

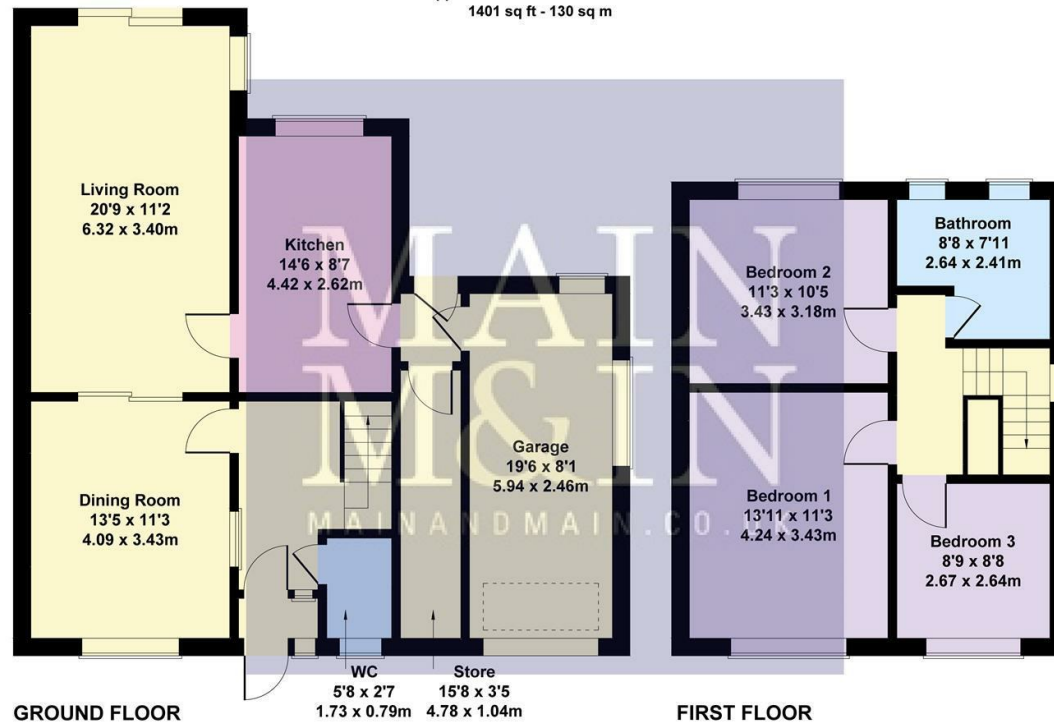
Ground rent: TBC



Tenure: Leasehold
Council Tax: Stockport D



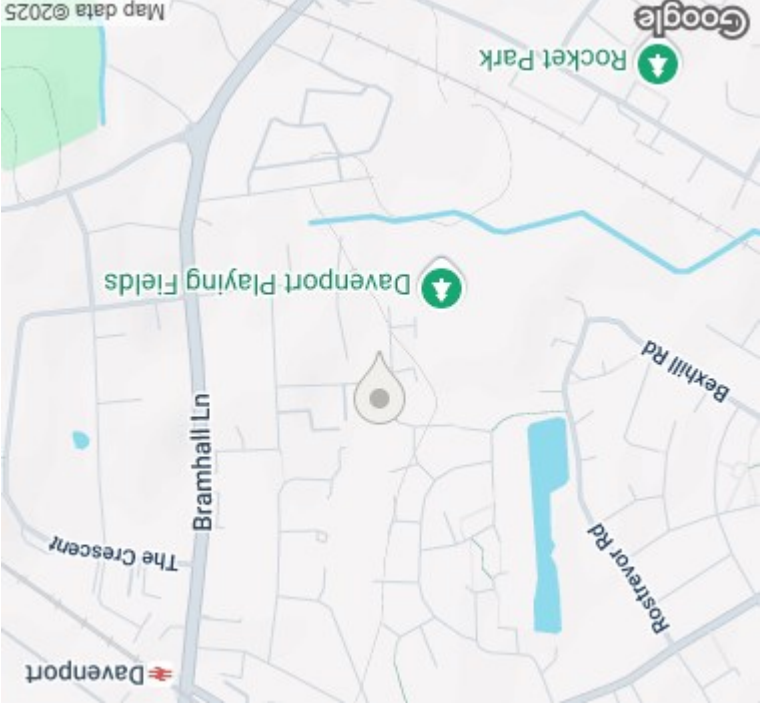
Highfield Close Approximate Gross Internal Area 1401 sq ft - 130 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A
(92 plus)	
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
Current	Potential
82	57

Environmental Impact (CO ₂) Rating		
EU Directive 2002/91/EC		
Very environmentally friendly - lower CO2 emissions	A	(92 plus)
Environmentally friendly	B	(81-91)
Decent	C	(69-80)
Below average	D	(55-68)
Poor	E	(39-54)
Very poor	F	(21-38)
Extremely poor	G	(1-20)
Not environmentally friendly - higher CO2 emissions		
Current		Potential

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