



Davenport Road | Hazel Grove | SK7 4HA

EDWARD
mellor



Features

- Substantial Victorian Semi Detached
- Brimming With Charm & Character
- Highly Sought After Location
- 2 Spacious Reception Rooms
- Useful Cellars

Welcome to Davenport Road in the heart of Hazel Grove. This handsome and substantial Victorian semi detached is simply bursting with period charm and character conducive with its age whilst having been sympathetically and thoughtfully cared for by its current

proud owner. Boasting accommodation over 3 truly impressive floors which includes 4 well proportioned bedrooms, 2 spacious reception rooms and useful cellars for additional storage, this is a perfect acquisition for a young family looking for a long term

family home. The property is situated at the end of a residential cul de sac which embraces a real sense of community among its residents whilst also being adjacent to inviting playing fields for extra recreational activities. Viewing highly recommended.



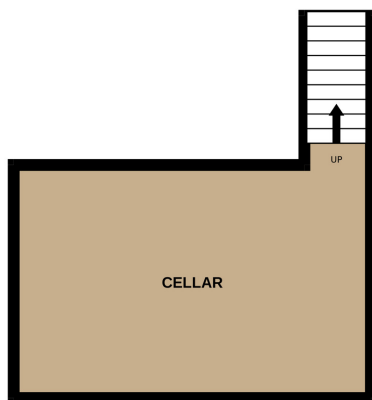
Davenport Road is ideally situated in the heart of Hazel Grove close to local shopping facilities, good public transport links including Hazel Grove train station, excellent schools and Stepping Hill Hospital. The accommodation on offer briefly comprises : Enclosed entrance porch, welcoming entrance hall with stairs to the first floor, fabulous front living room for social gatherings and feature central fireplace with multi fuel fire, separate formal dining room with matching fuel burner and French doors to the rear garden, inner hallway providing access to the great size cellars, downstairs WC and a fitted kitchen. To the first floor, a galleried landing leads to 4 good size bedrooms (2 with cast iron fireplaces) whilst a 3 piece shower room completes the first floor accommodation. There are delightful cottage style gardens to the rear which provide the perfect space for relaxation and contemplation.



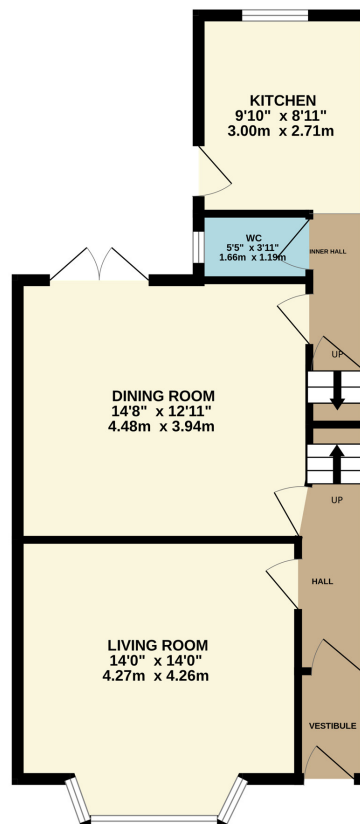
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

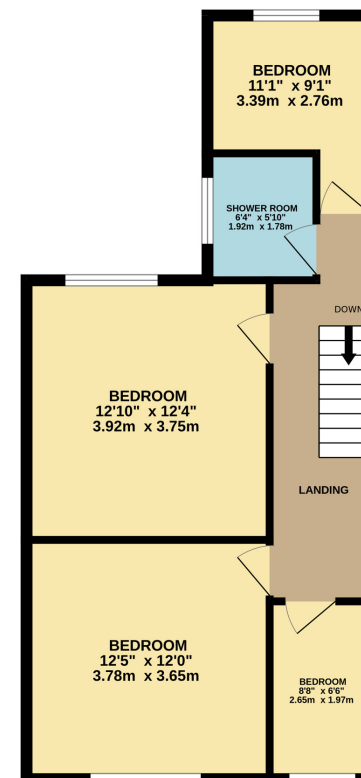
BASEMENT
232 sq.ft. (21.5 sq.m.) approx.



GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 1337 sq.ft. (124.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025

Important Information

- Council Tax Band: C
- Tenure:Freehold

EPC Rating

182, London Road, SK7 4DQ
T: 0161 456 6000
E: hazelgrove@edwardmellor.co.uk



The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.