



Egerton Road | Davenport | SK3 8TQ

EDWARD
mellor



Features

- Substantial 5 Double Bedroom Detached
- Accommodation Over 3 Floors
- Stunning Open Plan Dining Kitchen
- En Suite Master Bedroom
- Highly Sought After Location

Situated in the highly regarded and established suburb of Davenport, this truly exceptional 5 DOUBLE BEDROOM, 2 BATHROOM detached residence offers expansive accommodation over 3 floors and is a perfect acquisition for a growing family

looking for a "future proof" home . A stunning and substantial home which is brimming with individual period charm and character whilst offering a stylish and modern interior on a grand scale of over 2,000.00 sq ft. The property features 2 formal reception

rooms in addition to a fabulous open plan dining kitchen which overlooks and provides direct access to delightful lawned gardens which cater for all your outdoor requirements and afford a high degree of privacy. Viewing highly recommended.

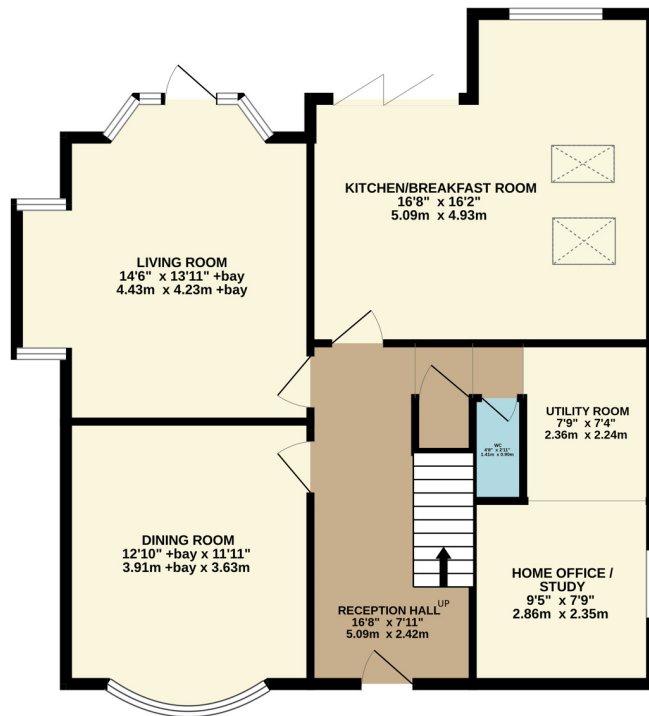


Egerton Road is located just off Woodsmoor Lane and is within close proximity of excellent schools, local shopping facilities and Woodsmoor and Davenport Train Station for the commuter. The accommodation on offer briefly comprises: Welcoming entrance reception hall with stairs leading to the first floor, useful downstairs WC, formal dining room with period central fireplace, rear living room proving the perfect space for social gatherings, superb and extended open plan dining kitchen with Bi Folding doors leading to the rear garden, utility room and home office / study area for the home worker. To the first floor, a landing with winding stairs to the second floor leads to 4 double bedrooms and a luxurious family bathroom suite. To the second floor a landing with walk in storage leads to a beautiful loft conversion with fitted wardrobes and a stunning 4 piece en suite bathroom.

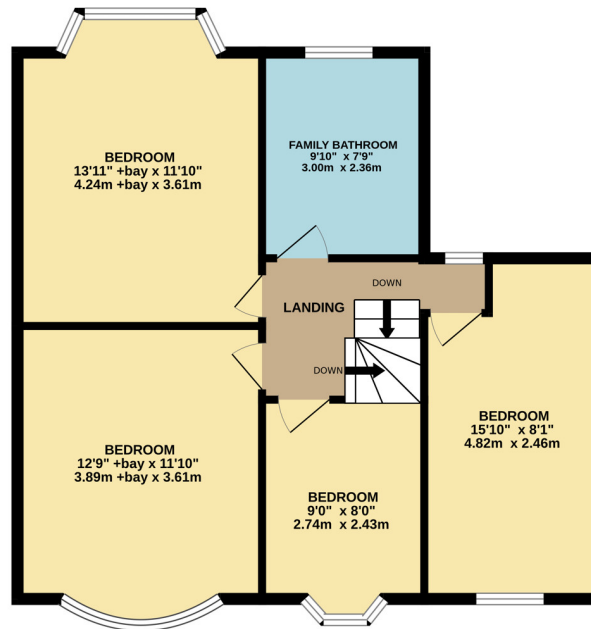
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

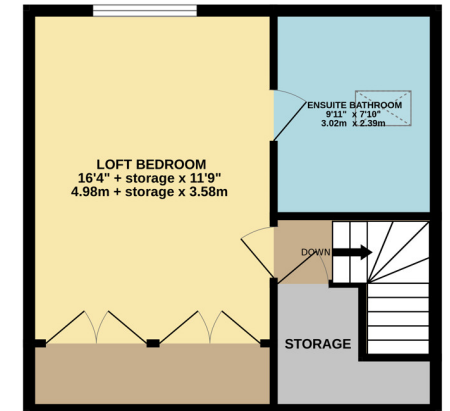
GROUND FLOOR
870 sq.ft. (80.8 sq.m.) approx.



1ST FLOOR
700 sq.ft. (65.0 sq.m.) approx.



2ND FLOOR
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 1958 sq.ft. (181.9 sq.m.) approx.

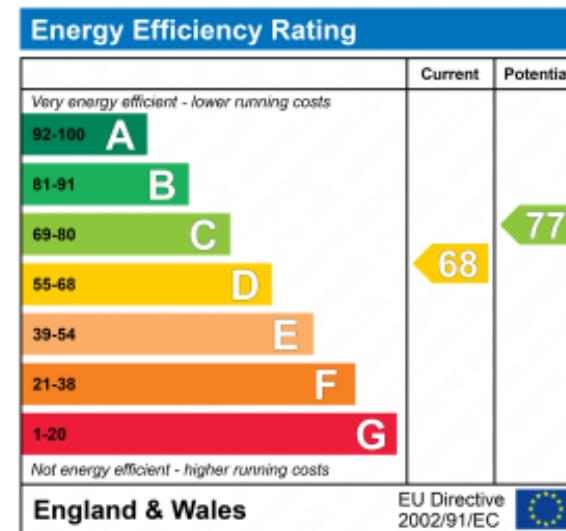
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Important Information

- Council Tax Band: E
- Tenure:Freehold

EPC Rating



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