



22 Highfield Close, Davenport, Stockport, SK3 8UB

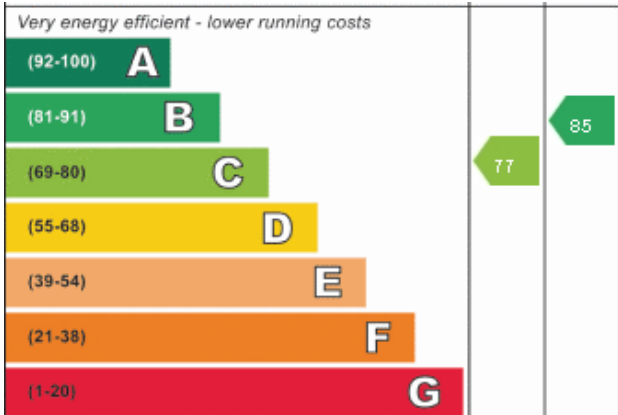
JohnMellor



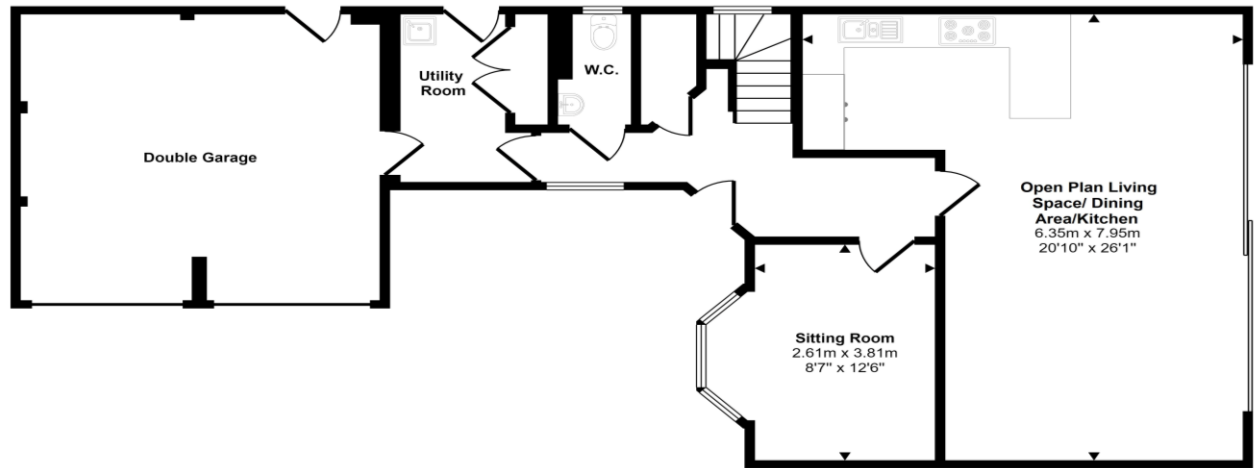
Must Be Viewed! We are delighted to offer for sale this superb four bedroom, two bathroom spacious detached residence, built by Jones Homes in 2003. Immaculately presented and has been maintained and improved by the present owners to provide a beautiful family home. Special mention should also be made of the stunning open plan living space created in early 2023, which includes a contemporary fitted kitchen with integral appliances and high quality patio doors fully opening to take advantage of the delightful enclosed landscaped rear garden which offers a high degree of privacy and adjoins Davenport playing fields. This impressive home also includes a further sitting room, downstairs w.c., utility room, stylish bathroom and four bedrooms - the main including a Walk In Wardrobe and En-suite shower room.



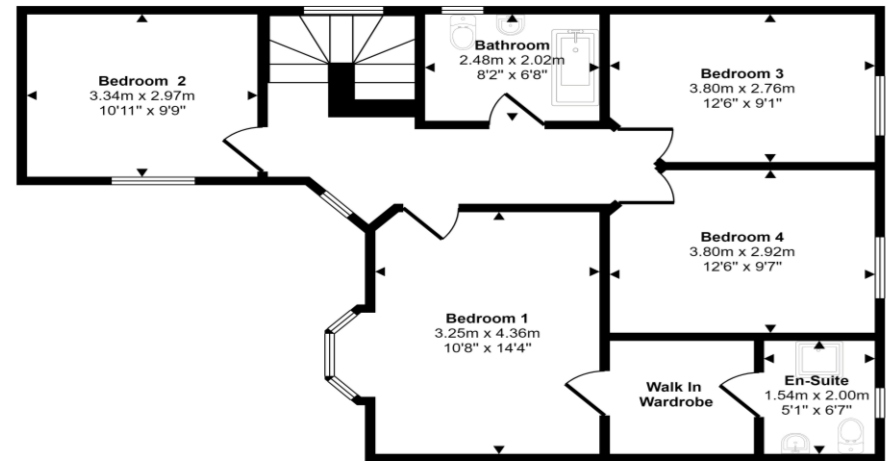
Benefitting from a block paved driveway and an attached Double Garage containing light and power plus there is an EV charging point. The rear garden offers a lovely private aspect and incorporates patio areas, lawn, decked seating and barbecue area is fully enclosed and contains light and power. Warmed via gas central heating with the addition of double glazing, situated on a sought after development in a quiet cul de sac position overlooking Davenport playing fields. Davenport provides for everyday needs including schools with Stockport Grammar school close by, plus for the commuter Davenport railway station is just 0.5 of a mile away providing train services to both Stockport and Manchester which have intercity links to further afield. The property is Leasehold with 979 years remaining and a ground rent payable of £340 per annum. Council Tax Band F.



Approx Gross Internal Area
174 sq m / 1875 sq ft



Ground Floor
Approx 101 sq m / 1087 sq ft



First Floor
Approx 73 sq m / 787 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

JohnMellor

182 Heaton Moor Road, Heaton Moor,
Stockport, Cheshire, SK4 4DU
Tel: 0161 442 4142
sales@john-mellor.co.uk
www.john-mellor.co.uk

IMPORTANT! These particulars and floor plans are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. The agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order, or fit for purpose. The buyer is advised to obtain verification from their solicitor or surveyor. J273