

258 Bramhall Lane  
Davenport, Stockport, SK3 8TR



258  
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*mosley jarman*





## 258 Bramhall Lane, Davenport, Stockport, SK3 8TR

**£850,000**

Video Tour Available- An attractive, beautifully presented and extended detached five double bedroom, two bathroom 1920's family home located in a sought-after location, close to Davenport and Woodsmoor train stations, Bramhall Park and within the catchment area for desirable local schools. This fantastic home is finished to an exceptionally high standard with high quality fixtures and fittings throughout. The property benefits from double glazing, gas fired central heating run by a Worcester boiler (installed 12 months ago), CAT 6 cabling and retains a host of original features and charm. The accommodation includes; spacious entrance hallway (with understairs wc and storage and underfloor heating), utility room (fitted with a range of storage cupboards and access to a bin store area), dining room (with inglenook and wood burner), living room (with gas fire and stylish surround, inglenook and bay window) and stunning Tom Howley kitchen (with space to cook, dine and lounge, matching wall and base units, granite worktops and island, integrated appliances, built in speakers, underfloor heating, three electric Velux windows and bi-folds leading to the private and enclosed West facing garden). To the first floor there an open landing that leads to three double bedrooms and a contemporary family bathroom (fitted with Villeroy and Boch sink fittings, tiles floor to ceiling, LED mirror, freestanding bath, shower enclosure and underfloor heating). To the second floor there is a bright and spacious master bedroom (fitted with bespoke wardrobes and benefits from eaves storage), shower room and fifth bedroom/ office (with a Juliet balcony).



- An attractive, superbly presented and extended detached five-bedroom family home
- Superbly presented throughout
- Close to Davenport and Woodsmoor train stations
- Off road parking for several cars and detached garage
- Stunning Tom Howley living kitchen
- Walking distance to Bramhall Park and local shops
- Accommodation over three floors
- Original features





### The Grounds and Gardens

The property is situated on a large and extremely private plot. A driveway to the front is accessed via electric gates and provides off road parking for several cars. To the rear of the property there is a beautiful and enclosed West facing garden (with Indian stone patio area, lawn, mature bushes and shrubs, detached garage with light and power and a greenhouse).

### The Location

Davenport is a district of Stockport, Greater Manchester, England; until 1974, it was part of Cheshire. At the 2011 census, it had a population of 14,924.[1]. The railway station, at Davenport's main road junction, allows travel by rail towards Manchester Piccadilly, Stockport, Hazel Grove and Buxton. Services are generally half-hourly, but hourly on Sundays. Local bus services are operated by Stagecoach. Routes include the regular 192 service along Buxton Road between Manchester and Hazel Grove. Cale Green Park is a popular local attraction with its bowling green, tennis court, basketball court and playground. Stockport Lacrosse Club, the oldest in the world, have played at Cale Green Cricket Club since 1876.

### Important Information

Mains - Gas, electric, water and drains

Property Construction- Brick built with tiled roof

Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)\*\*

Water Meter- present at property freehold

Broadband providers - Openreach- FTTC (Fibre to the Cabinet). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE & Three\*

Mobile providers- Mobile coverage at the property available with all main providers\*

\* Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

\*\* Information provided by GOV.UK

Postcode: **SK3 8TR**

What 3 Words: **piper.same.runs**

Council Tax Band: **F**

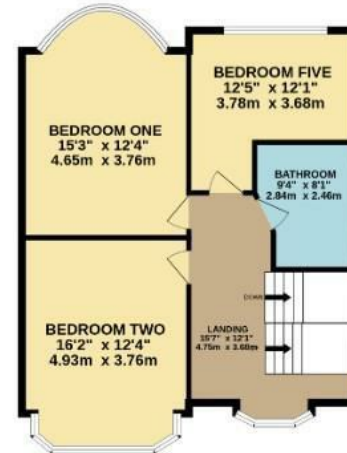
EPC Rating: **C**

Tenure: **Freehold**

GROUND FLOOR  
1262 sq.ft. (117.2 sq.m.) approx.



1ST FLOOR  
729 sq.ft. (67.6 sq.m.) approx.



2ND FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 2464 sq.ft. (228.9 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.



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