

46 Frewland Avenue

Davenport, Stockport, SK3 8TZ

FOR SALE
M
mosley jarman
BRAMHALL
0161 439 5658
www.mosleyjarman.co.uk



mosley jarman



46 Frewland Avenue, Davenport, Stockport, SK3 8TZ

Offers Over £750,000

Video Tour available- A superbly presented and extended four bedroom, two bathroom 1920's detached family home situated within a quiet and leafy location within the Egerton Road/ Frewland Avenue, Davenport Conservation Area with convenient access to Davenport Train Station, local amenities, Bramhall Park and Stockport Grammar School. The property has been lovingly updated and improved over recent years by the current owners (to include a new roof, electrical rewire and new central heating system) and retains a host of original features and charm (including stained glass windows and high ceilings), benefits from gas fired central heating and is the school catchment area for popular Primary Schools and Bramhall high School. The accommodation includes; entrance porch, entrance hallway (with down stairs wc), dual aspect living room (with multi-fuel log burner), extended sitting/ dining room (with inglenook, log burner and French doors onto the garden) and extended dining kitchen (fitted with modern matching wall and base units, integrated/space for appliances, dining area, roof lantern, French doors onto the garden and under stairs storage). To the first floor is a landing (with loft access and pull down ladder), master bedroom (with fitted wardrobes and modern ensuite), three further good sized bedrooms (one with storage room) and a contemporary family bathroom.



- Extended 1920's four bedroom detached family home
- Superbly presented throughout
- Detached garage
- Two bathrooms and down stairs wc
- School catchment area for Bramhall High School
- Situated within a quiet and leafy location
- Off road parking for numerous cars
- West facing garden
- Extended kitchen
- Close to Bramhall Park



The Grounds & Gardens

To the front of the property is a large driveway which provides off road parking for numerous cars. The driveway extends down the side of the house and leads to a detached garage. To the rear of the house is a large and well established West facing garden (with lawn, planted shrubs and borders and paved patio).

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

Heating - Gas central heating (radiators)

Mains - Gas, Electric, waters 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-perpetual yearly rent charge of £7.50

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 8TZ**

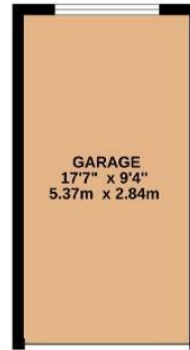
What 3 Words: **gums.grass.strong**

Council Tax Band: **F**

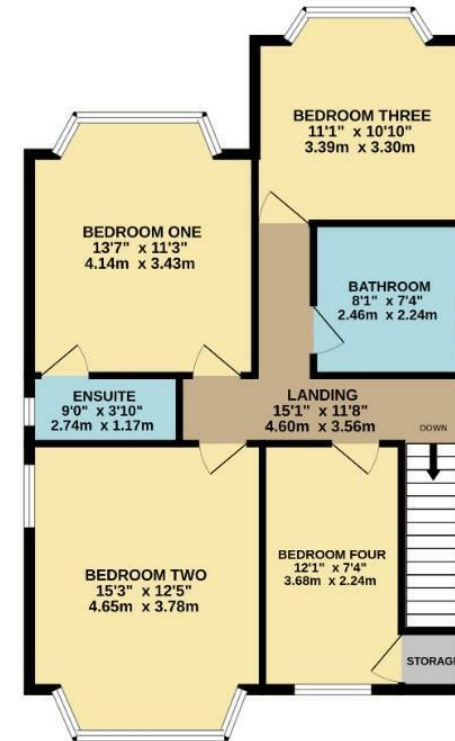
EPC Rating: **D**

Tenure: **Freehold**

GROUND FLOOR
1136 sq.ft. (105.5 sq.m.) approx.



1ST FLOOR
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA: 1897 sq.ft. (176.2 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 ©2023

226 Moss Lane, Bramhall, Cheshire, SK7 1BD

Email: bramhall@mosleyjarman.co.uk

T: 0161 439 5658

www.mosleyjarman.co.uk

mosley jarman

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.