

57 Beechfield Road

Davenport, Stockport, SK3 8SX



mosley jarman



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£475,000

A superbly presented and spacious four bedroom detached family situated in a popular residential location close to Davenport train station, local shops, amenities and within school catchment for Bramhall High School. The property benefits from UPVC double glazing, gas fired central heating (run by a Ideal combination boiler), off road parking for several cars, attached garage and a private rear garden. The accommodation includes; porch, entrance hallway (with downstairs wc and storage cupboard), spacious living room (with gas fire and surround) and a modern dining kitchen (fitted with matching wall and base units, space for appliances, Corian worktops and French doors to the rear garden). To the first floor there is a landing providing access to a master bedroom (which benefits from fitted wardrobes), three further bedrooms and a stylish shower room (fitted with a vanity sink unit, heated towel rail and walk in shower).



- A superbly presented four bedroom detached family home
- UPVC double glazing and gas fired central heating (run by a combination boiler)
- Popular residential location
- Downstairs wc and attached garage
- Council tax band: E and EPC: D
- Modern dining kitchen
- Close to Davenport train station and local shops
- Private and well established garden
- Off road parking for several cars
- No onwards chain



The Grounds and Gardens

At the front of the property, you'll find a well-maintained lawn and a paved driveway which leads to the attached garage, offering convenient off-road parking and easy access to the home. To the rear, the property features a private garden (which is mainly laid to a lawn with planted bushes and shrubs and mature hedges providing a good level of privacy). There is also a paved patio area offering a perfect space for entertaining.

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. 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

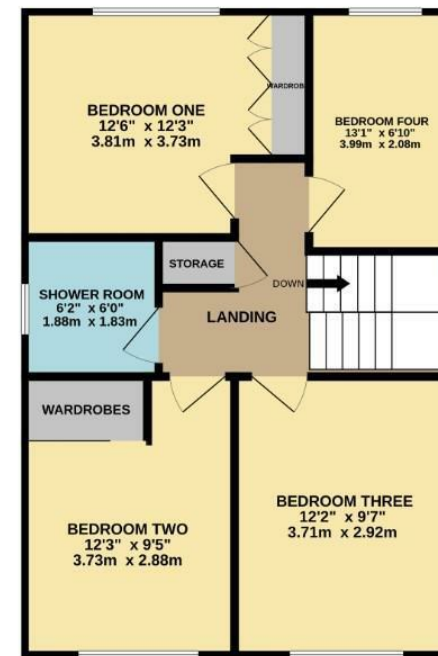
Heating - Gas central heating (radiators)
 Mains - Gas, Electric, waters and drains
 Property Construction- Brick built with tiled roof
 Flood Risk -Very Low Risk (Surface water). Very Low Risk (sea and rivers)**
 Water Meter- Yes
 Freehold/Leasehold
 Broadband providers - Openreach- FTTC (Fibre to the Cabinet). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin Media, 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 8SX**
 What 3 Words: **cafe.count.left**
 Council Tax Band: **E**
 EPC Rating: **D**
 Tenure: **Freehold**

GROUND FLOOR
697 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR
560 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA: 1257 sq.ft. (116.8 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 sized 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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