

ANY
PART EXCHANGE
WELCOME



Frewland Avenue
Davenport SK3 8TZ

SHRIGLEY ROSE & CO
Bespoke Estate Agents





Frewland Avenue , Davenport SK3 8TZ

Absolutely Gorgeous Modern Four Double Bedroom (Master en-suite) Detached Family. Driveway For Numerous Cars. Gorgeous Landscaped Rear Garden

Situated on the prestigious Frewland Avenue in the heart of Davenport, this immaculate four-bedroom detached family home presents a rare opportunity to acquire a residence that seamlessly blends contemporary design with everyday functionality. Fully renovated to an exceptional standard, the property boasts a unique modern aesthetic throughout, making it ideal for families seeking stylish yet practical living.

Set within one of the area's most sought-after neighbourhoods, this home enjoys the tranquillity of leafy surroundings while benefitting from excellent transport links, a range of local amenities, and proximity to several reputable schools—including the esteemed Stockport Grammar School. Residents also enjoy direct access to Davenport playing fields via a convenient cut-through, ideal for dog walking and outdoor recreation.

Upon entering, you are welcomed by a spacious and inviting hallway that opens into a breathtaking open-plan kitchen, lounge and dining area that spans the full length of the property. This remarkable space has been thoughtfully designed for modern living, featuring underfloor heating, sleek Dekton worktops, a Quooker boiling tap, soft-close cabinetry, and premium integrated Neff appliances. Bi-folding doors extend the living space into the landscaped, south-facing rear garden, offering a flawless indoor-outdoor experience.

The garden itself is a true highlight—generous in size, private, and bathed in sunlight throughout the day. It features a non-slip porcelain tiled patio, ideal for alfresco dining, alongside a large, manicured lawn perfect for children's play. A raised entertaining terrace at the rear offers an additional space for summer gatherings, bordered by mature planting and atmospheric lighting. A powered shed adds practicality to this impressive outdoor retreat.

The ground floor also includes a separate snug lounge, providing a cosy space for relaxing or enjoying movie nights. Cleverly utilised corners of the home, such as a reading nook and a peaceful study with garden views, add to the versatility of the layout. A stylish, modern bathroom suite with walk-in shower and porcelain tiling is located near the large double electric garage, currently configured as a fully equipped gym.



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Upstairs, the home continues to impress. A statement wooden floating staircase leads to four generously sized double bedrooms, each finished with modern décor and plantation shutter blinds. The principal bedroom boasts a beautifully appointed en-suite and a bespoke dressing area, while a chic, three-piece family bathroom provides a serene space for relaxation. One of the rear bedrooms is currently arranged as a dual-purpose room, serving as both a bedroom and an office.

To the front, the property offers exceptional kerb appeal with a spacious resin-bound driveway, providing parking for six or more vehicles.

With its large rear garden, this stunning home also presents exciting potential for further extension, subject to the necessary permissions. This home is a true gem—where luxury, location, and lifestyle come together effortlessly.

The Current Owners Love:

- Sun trap at rear of the garden late spring evening with the fire pit on
- The large picture window in the hallway as you enter the house giving you full view to the rear garden
- Open plan kitchen with doors open, music on and friends over plus Perfect location for cheeky drink at the jolly sailor pub. (stones throw from the house)

We Have Noticed:

- A stunning turnkey home has been fully refurbished both inside and out, thoughtfully reconfigured and meticulously maintained to an exceptional standard
- The garden is a fantastic size, featuring a variety of inviting seating areas, a charming flower wall backdrop, and a generous lawn—perfect for children to play and families to enjoy outdoor living
- Positioned on one of the area's most sought-after roads, this property enjoys a prestigious setting known for its attractive surroundings, strong community feel, and convenient access to local amenities, outstanding schools, and excellent transport links





Key Features:

- Any Part Exchange Welcome
- A Grand Four Bedroom, Three Bathroom Detached Family Home
- Completely Renovated, Reconfigured and Re rendered
- Immaculate Open Plan Kitchen/Lounge/Diner
- Large Private and Secure Landscaped Rear Garden
- Scope to extend at the rear
- Sought After Location on the prestigious Frewland Avenue
- Close to Transport Links, Amenities and Prestigious Schools

Tenure: Freehold

Council Tax Band: F

Possession: Vacant possession upon completion

Total Floor Area: 1921 sf

Viewing: Strictly appointment only through Shrigley Rose & Co
Your paragraph text

Property Summary:

- Hallway 6.73m x 2.03m
- Sitting Room 4.60m x 2.62m
- Kitchen 7.21m x 5.84m
- Lobby 3.35m x 1.85m
- Shower Room 1.83m x 1.73m
- Integral Garage 5.51m x 4.88m
- Landing 4.88m x 2.03m
- Bedroom 1 5.84m x 4.37m
- Ensuite 2.57m x 1.14m
- Bathroom 2.06m x 1.93m
- Bedroom 2 5.84m x 3.15m
- Bedroom 3 3.68m x 2.92m
- Bedroom 4 2.92m x 2.92m

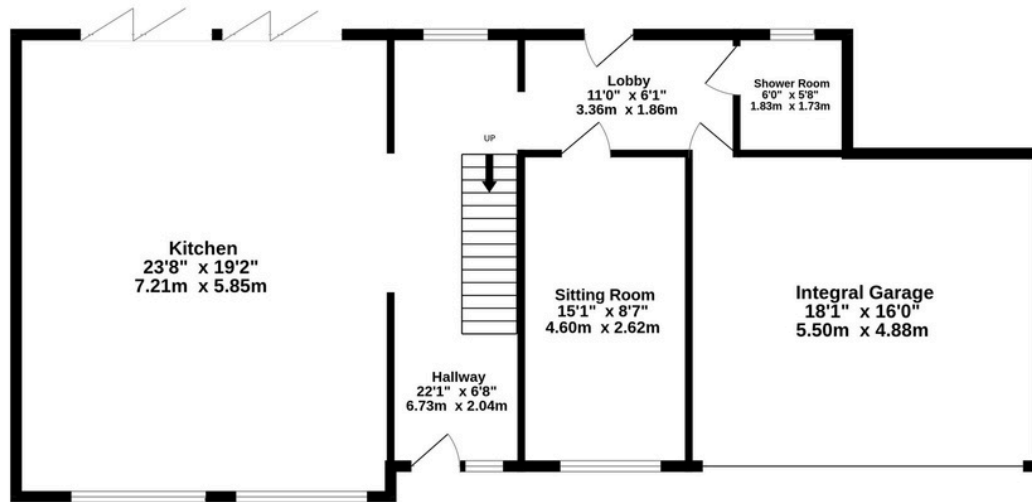


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

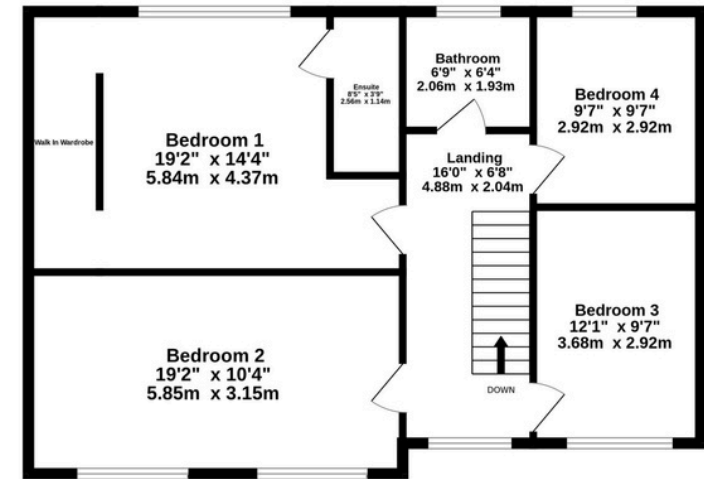


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

Ground Floor
1130 sq.ft. (105.0 sq.m.) approx.



1st Floor
792 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 1921 sq.ft. (178.5 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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