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The Crescent

Davenport, Stockport, SK3 8SL

SHRIGLEY ROSE & CO

Bespoke Estate Agents





The Crescent, Davenport, Stockport, SK3 8SL

A Distinguished Five Bedroom Edwardian Residence with Study, Exceptional South-Facing Gardens and Grand Period Features in the Heart of Davenport.

An exceptional five-bedroom Edwardian residence with additional study space, positioned on a substantial south-facing plot within one of Davenport's most admired and established locations. Built circa 1904, this magnificent semi-detached home exudes character, elegance and period grandeur, thoughtfully arranged over four impressive floors and retaining a wealth of original architectural features.

Approached via a generous driveway with an abundance of parking, the property is set back from the road behind mature planting, offering a sense of privacy and distinction from the moment you arrive. The ornate tiled storm porch and original stained-glass entrance set the tone for the interiors beyond, where intricate cornicing, high ceilings, dado rails and decorative details reflect the craftsmanship of a bygone era.

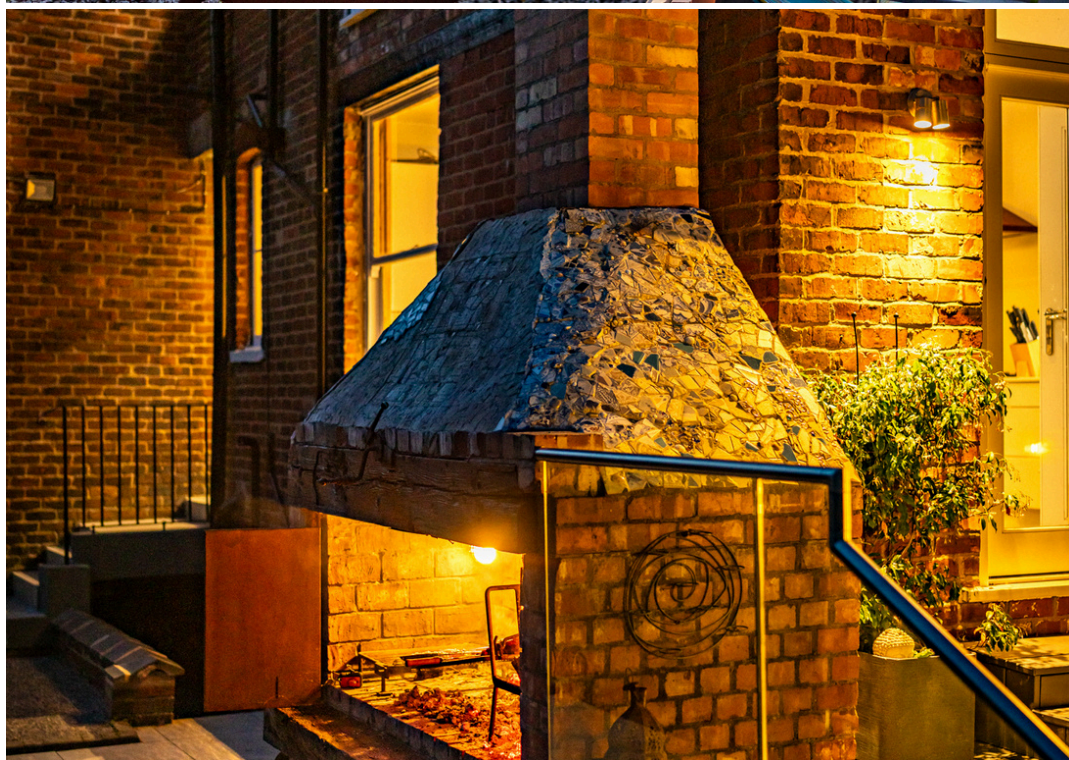
The ground floor offers a superb balance of formal and informal living space. The principal reception room to the front is flooded with natural light through an elegant bay window and features a striking inglenook with original stained-glass side panels and a beautifully preserved cast iron fireplace, creating a refined yet welcoming atmosphere. The second reception room to the rear provides a more relaxed setting, ideal for entertaining or unwinding, with garden views and period charm in abundance.

The kitchen is situated to the rear of the house and has been carefully designed to blend traditional character with modern practicality. A range of integrated appliances, including a Neff oven, range cooker with extractor, dishwasher and two fridges- a larder fridge in the hallway outside the kitchen and a fridge-freezer inside complement the cabinetry, while a central island with additional sink provides both functionality and sociable space. Double doors open directly onto the raised decked terrace, offering seamless indoor-outdoor living and an ideal setting for al-fresco dining.

A guest cloakroom and side porch complete the ground floor accommodation.

The lower ground floor provides extensive cellar space, with three main rooms spanning the entire footprint of the house. Currently offering excellent storage, this space presents exciting potential for conversion, subject to the relevant permissions, providing endless scope for additional living or leisure accommodation.

To the first floor, there are two well-proportioned double bedrooms, alongside a separate study, perfect for those working from home or requiring additional flexibility. This room could also be another large bedroom for growing families. The principal bedroom is a particularly impressive space with three sash windows overlooking the front elevation, while the rear bedroom enjoys dual-aspect windows and an abundance of natural light. The first-floor wet-room is beautifully appointed with a contemporary walk-in shower, wash basin and WC.



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The second floor reveals three further spacious double bedrooms, each offering excellent proportions and period character. The family bathroom on this level has been recently fitted and features a bath with shower over, wash basin, WC and a Velux window, flooding the space with natural light.

The current owners have cherished this home for over 31 years, drawn to the peaceful, leafy surroundings and the quiet, friendly neighbourhood which is both safe and welcoming. They have especially loved the generosity of space, with the elegant rooms enhanced by original features that bring warmth and character to everyday living.

Externally, the gardens are a true highlight of this remarkable home. The south-facing rear garden has been meticulously maintained and offers a tranquil, private retreat for families and keen gardeners alike. The raised decked terrace extends from the kitchen, providing the perfect vantage point to enjoy the mature, well-established garden. Two separate patio areas provide additional seating and entertaining spaces, including a newly laid paved terrace completed in February 2025, ideal for al-fresco gatherings. A fire pit gazebo and a traditional South American BBQ area create a sociable focal point for evenings spent entertaining, while the expansive lawn, kitchen garden and meandering pathways offer space for children to explore and adults to relax.

Situated within easy reach of local amenities, excellent schools and superb transport links, including Davenport train station with direct connections to Manchester city centre, this distinguished period home presents a rare opportunity to acquire a property of such scale, character and potential in this desirable location.

Viewings are highly recommended to fully appreciate the exceptional proportions, beautiful gardens and remarkable setting this much-loved family home has to offer.

The Current Owners Love:

- A Secluded, Leafy Paradise
- Spacious Elegance and Versatility
- Expansive Gardens and Countryside Views

We Have Noticed:

- Fabulous value for money 5 bedroom plus study
- Period property with original features
- Excellent, renowned location in Davenport





Key Features:

- Elegant five-bedroom Edwardian residence with additional study, arranged over four impressive floors
- Retains a wealth of original period features
- Generously proportioned rooms throughout, blending timeless character with modern practicality
- Well-appointed kitchen with central island, integrated Neff appliances
- Extensive cellar space spanning the full footprint of the house, offering excellent storage and conversion potential (subject to permissions)
- Beautifully maintained south-facing rear garden with expansive lawn, mature planting and kitchen garden
- Exceptional outdoor entertaining areas including a new patio (completed February 2025), fire pit gazebo and South American BBQ

Tenure: Freehold

Council Tax Band: F

Possession: Vacant possession upon completion

Total Floor Area: 3215 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

GROUND FLOOR

Living Room 5.38m × 5.10m

Dining Room 4.75m × 3.45m

WC 2.13m × 1.06m

Kitchen 5.11m × 3.58m

1st FLOOR

Bedroom 1 5.94m × 4.27m

Study / Bedroom 4.01m × 3.84m

Bathroom 2.26m × 2.26m

Bedroom 2 5.31m × 3.68m

2nd FLOOR

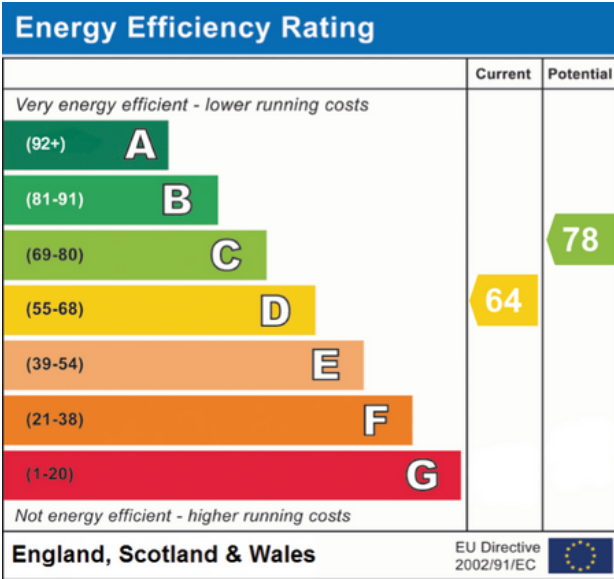
Bedroom 3 5.36m × 3.63m

Bathroom 2.27m × 2.26m

Bedroom 4 4.01m × 3.86m

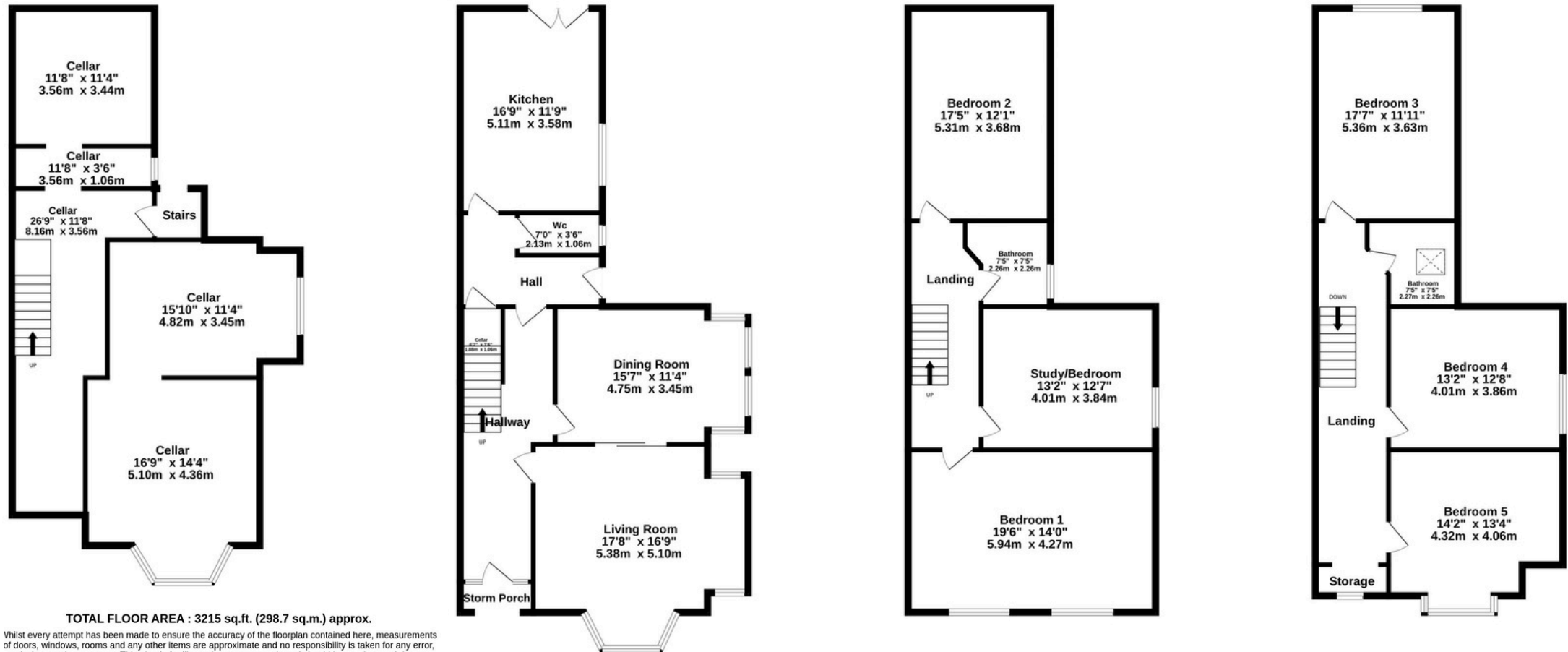
Bedroom 5 4.32m × 4.06m

Basement 72.6 sq.m total approx.





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TOTAL FLOOR AREA : 3215 sq.ft. (298.7 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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