



**GASCOIGNE
HALMAN**

Niagara Street, Davenport
£285,000

THE AREA'S LEADING ESTATE AGENCY



This garden fronted period mid terrace residence offers substantial living accommodation in excess of 1200 sq/ft. The property reveals three double bedrooms and is ideal for families or first time buyers. Being in such close proximity to amenities, Schools and transport links, there is a lot to admire about this secluded convenient cul-de-sac location. The property is neatly tucked away but yet close to the hustle and bustle of Davenport and the wider surroundings of Hazel Grove, Stockport & Bramhall.

Property details

- A Superb Edwardian Bay Fronted Three Double Bedroom Mid Terrace Family Home
- Substantial Established Private Enclosed Garden With Patio Area
- Within Walking Distance of Amenities & Davenport Train Station
- Wonderful Stylish Living Accommodation Arranged Over Three Levels & In Excess of 1200 Sq/ft
- Ideal Location For Stockport School & Stockport Grammar School As well As Great Moor Infant & Junior School
- Quiet & Convenient Cul-de-sac Location With Ample On Street Parking Available



About this property

This handsome Edwardian mid terrace dates back to the early 1900's and is characterized by a focus on space, light, and comfort, typically featuring the desirable red brick elevation which creates excellent curb appeal. Internally this home delivers a welcoming entrance hall which leads to a light filled bay fronted living room with elegant feature fireplace. To second principal reception room delivers an enormous amount of space which spills over into the large galley style kitchen which overlooks an impeccable spacious private garden. To the first floor there are two large well appointed double bedrooms with tall ceilings, with a nod to traditional charm, creating a space that feels both current and rooted in character. The family bathroom further impresses in it's size with a stylish four piece suite catering for the whole family. To the second floor there is a third double bedroom which balances modern functionality and could be utilised as a home office as the top floor will deliver excellent peace and quiet for any working environment. Externally the property has an astonishing plot with a private patio area immediately beyond the kitchen and a large garden which is ideal for any discerning buyer.







DIRECTIONS

SK2 6EE

COUNCIL TAX BAND

B

TENURE

Leasehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Stockport MBC

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to cabinet

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

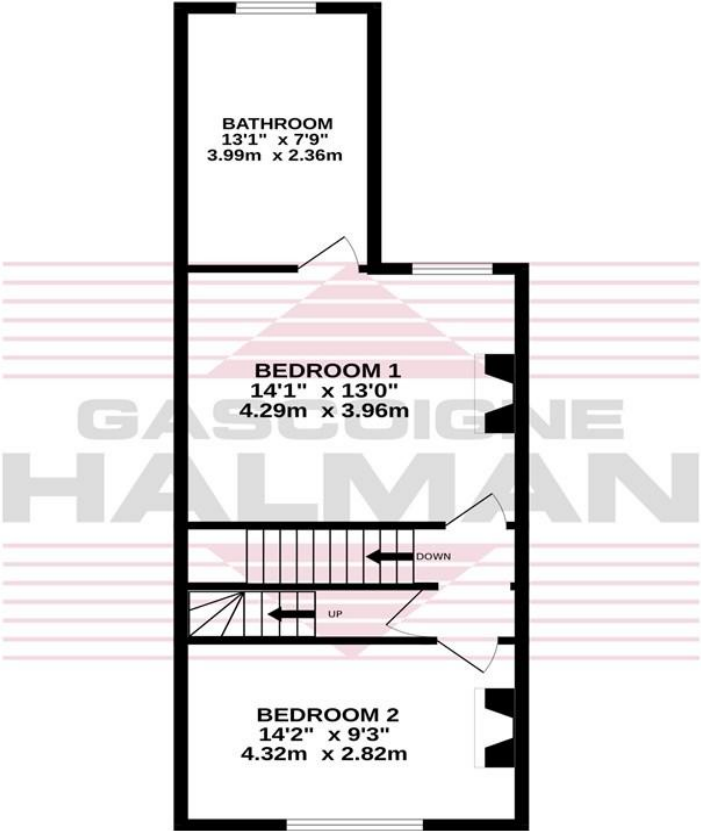
No

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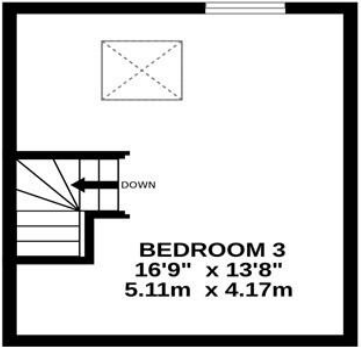
GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.7 sq.m.) approx.



2ND FLOOR
234 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA : 1206 sq.ft. (112.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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