



**GASCOIGNE HALMAN**  
THE AREA'S LEADING ESTATE AGENCY

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Kennerley Road, Davenport

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NO ONWARD CHAIN - Situated in the heart of Davenport, this charming Victorian semi-detached family home with south facing rear garden reveals superb accommodation in excess of 3000 sq/ft. Arranged across four levels with six bedrooms, two bathrooms and numerous reception rooms, this attractive period residence is ideal for any family. The property is located within 5 minutes walk of Davenport train station as well as a range of amenities within the village. Positioned close to excellent schools including Stockport Grammar School, Aquinas College & Great Moor Junior School with Cale Green recreational park minutes walk away and which includes basketball courts & tennis courts.

## Property details

- No Onward Chain For Additional Convenience
- Lower Ground Floor Accommodation Offering Unrealised Development Potential
- Wonderful Period Family Home Displaying In Excess of 3000 sq/ft Of Superb Living Accommodation
- Six Bedroom Bay Fronted Residence With Delightful Private South Facing Rear Garden
- Driveway Provides An Abundance Of Off Road Parking With Large Garage Located To The Rear
- Within 5 Minute Walking Distance of Davenport Train Station As Well As On The Doorstep Of Davenport Village Amenities
- Close To Excellent Schools Including Stockport Grammar School, Aquinas College & Great Moor Junior School
- Highly Desirable Residential Location With Easy Access To Cale Green Recreational Park Which Includes Basketball Courts & Tennis Court



## About this property

Kennerley Road is situated in the heart of Davenport, set within easy access to convenient transport links, local schools and amenities. Backing onto the prestigious Davenport Park Road with a spacious south facing rear garden, this attractive semi-detached residence was built in late Victorian period offering elegant architecture with ample noticeable original features. This beautifully constructed family home has maintained its character and charm over the years to include high ceilings, original stain glass windows, feature fireplaces and decorative cornicing. The property is fronted by a good size driveway providing a superb level of off road parking. Internally the accommodation continues to impress to include with a stunning entrance hallway with well preserved original stained glass windows providing the perfect introduction. There is a spacious bay-fronted living room with a feature fireplace along with a large second reception room in the form of a sitting room which also displays a feature side bay window. A conservatory to the rear is fully glazed and pours ample light into the reception area. The dining kitchen occupies a central location within the home and includes a magnificent bay window to the side with a door leading to the rear garden. A WC completes the ground floor accommodation for additional convenience. The lower ground floor offers a magnificent space in excess of 800 sq/ft and could easily be developed further into habitable living accommodation. Currently the lower ground floor includes a hallway with two reception rooms combining into a vast open plan area. There is a kitchen and shower room to the basement chambers with additional cellar areas forming ideal storage. To the first floor there are three large double bedrooms and a larger than average single bedrooms. The main bathroom features a three piece suite and is conveniently located at the top of the stairs off the landing area. The property also benefits from two further double bedrooms and a study room which are located on the second floor. Externally the home sits on a spacious plot with a driveway providing off road parking for an abundance of vehicles. Double gates lead to a large detached garage which promotes ample storage whilst a south facing private rear garden offers the perfect space to entertain friends and family.



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## DIRECTIONS

SK2 6EU

## COUNCIL TAX BAND

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## TENURE

Freehold

## 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		
69-80	C		76 C
55-68	D	68 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 the premises

## 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?

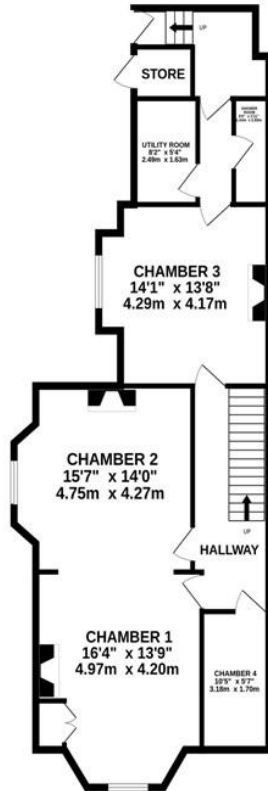
No

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

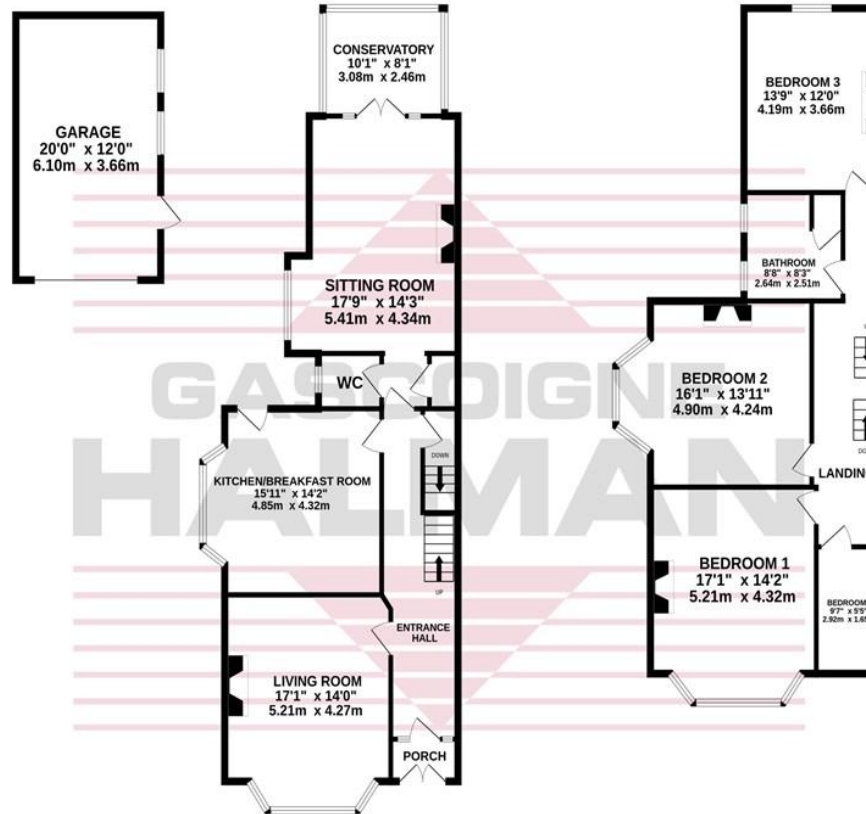
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

LOWER GROUND FLOOR  
895 sq.ft. (83.2 sq.m.) approx.

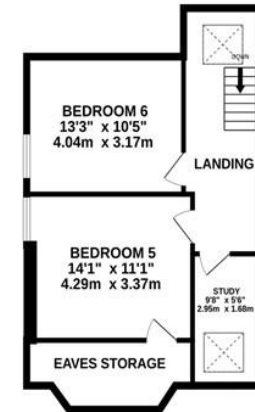


GROUND FLOOR  
1171 sq.ft. (108.8 sq.m.) approx.



1ST FLOOR  
821 sq.ft. (76.2 sq.m.) approx.

2ND FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA: 3403 sq.ft. (316.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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