



The Crescent, Davenport,
Offers In Excess Of £500,000



Reeds Rains

• Since 1868 •

www.reedsrains.co.uk

The Crescent, Davenport, Stockport, Cheshire

Offers In Excess Of £500,000

A stunning PERIOD RESIDENCE built 1903 and retaining many original features. The property is located in a highly sought after position within easy reach of schools, Davenport railway station and within a short drive to the motorway. It includes accommodation set over 4 floors, the basement being full size and usable, the other floors provides 2 good reception rooms, a large dining kitchen exceptionally well fitted and perfect for entertaining, 6 GOOD BEDROOMS, (4 are doubles) and 2 LUXURIOUS BATHROOMS. Warmed by gas central heating too, it has ample off road parking, a garage and to complete the picture, simply outstanding SOUTH FACING GARDENS afford excellent privacy. For a house so conveniently situated to everything one would need, its surprising how peaceful and quite it is. EPC Grade = D

GROUND FLOOR

PORCH

Recessed and with a tiled floor.

ENTRANCE HALL

With stripped and polished floors, dado rail, picture rail, cornice ceiling, radiator, central heating time clock and programmer.

DINING ROOM

4.75m x 4.27m (15'7" x 14'0")

Positioned to the front of the property, it has a stripped and polished timber floor, it features a timber fireplace surround with marble insets and a living flame gas fire, picture rail, cornice ceiling, double radiator.

LIVING ROOM

5.05m (into bay) x 3.96m (16'7" (into bay) x 13'0")

With views over the rear gardens and access through double doors, it features a wood burning stove set into the chimney breast, a stripped and polished timber floor, picture rail, cornice ceiling, double radiator, TV point.

BREAKFAST KITCHEN

6.88m (overall) x 3.23m (22'7" (overall) x 10'7")

This room incorporates both a morning room and kitchen area to form a great entertaining area. It is superbly fitted with a range of matching base and eye level units surmounted by granite work tops, there is a wine cooler, space for an American style fridge freezer, TV point, cornice ceiling and 2 double radiators. Within the kitchen area, there is a Caple stainless steel 5 burner oven with granite splashback, extractor hood over the oven, door to gardens and windows providing views, cornice ceiling and phone point.

BASEMENT

KITCHEN / UTILITY

4.44m x 2.59m (14'7" x 8'6")

Including a range of base units with cupboards and drawers surmounted by round edge work surfaces. A single drainer stainless steel sink unit with mixer tap, Scholtes 5 ring gas hob unit, double radiator, double glazed window.

UTILITY ROOM

Plumbing for a washing machine and for a tumble dryer, wall mounted washing machine, access to the rear garden.

GYM

4.72m x 3.96m (15'6" x 13'0")

A very versatile room currently used by our clients as a gym but could be converted if required, to another reception room. It features the original fireplace grate, double radiator, TV & phone point.

W C

BOILER ROOM

3.91m x 1.14m (12'10" x 3'9")

Vaillant gas fired central heating boiler, adjustable shelving providing excellent storage space.

FIRST FLOOR

LANDING

With the original polished handrail, dado rail and cornice ceiling.

BEDROOM ONE

4.72m x 3.99m (15'6" x 13'1")

Set to the front, it has a stripped and polished floor, double radiator, cornice ceiling, picture rail, original coloured top stained glass window section.

BEDROOM TWO

3.91m x 3.96m (12'10" x 13'0")

Positioned to the rear and overlooking the lovely gardens, it has the original cast iron fireplace with tiled insets, picture rail, polished timber floor, built in cupboard to the side of the chimney breast, TV point.

BEDROOM THREE

3.96m x 3.96m (13'0" x 13'0")

With built in cupboards to the side of the chimney breast, TV point, cornice ceiling, double radiator.

BEDROOM FOUR/ STUDY

2.79m x 1.85m (9'2" x 6'1")

A great room for a child or study as preferred. The top window sections are stained glass, picture rail, cornice ceiling, radiator.

SHOWER ROOM

2.84m x 2.44m (9'4" x 8'0")

Superbly restyled and designed to a high standard, this luxurious room has a large walk in wet shower area with chrome rain shower head, chrome ladder radiator, pedestal wash basin and low level WC. Tiled floor and walls around the shower and to the sanitary-ware walls.

SECOND FLOOR

LANDING

With a double glazed sky light window, double radiator, access to eaves.

BEDROOM FIVE

4.11m x 3.96m (13'6" x 13'0")

With stripped and polished timber floors, double radiator, TV point.

BEDROOM SIX/ STUDY

2.74m x 1.78m (9'0" x 5'10")

Another good room, ideal for a child or as another study if preferred. Stripped and polished floor, skylight window.

FAMILY BATHROOM

3.91m x 1.96m (12'10" x 6'5")

Fitted with a white suite including a bath set in a tiled surround, pedestal washbasin and low level WC, a feature tiled wall is fitted with an integral TV, skylight and window overlooking the gardens, ladder radiator, tiled floor and access to the spacious eaves storage area which has a light within it.

OUTSIDE

GARAGE

4.90m x 2.46m (16'1" x 8'1")

light and power, rear courtesy door.

GARDENS

Beautifully laid out mainly to lawn and enjoying a southerly aspect. The rear has well stock borders and is particularly private, there is a patio area immediately besides the living room doors whilst the front provides off road parking for several cars and a lawned area.

FLOORPLAN



For full EPC please contact the branch



Measurements are approximate. Not to scale. For illustrative purposes only.

