



Davenport Road, Hazel Grove, Stockport SK7 4EZ

Guide Price £425,000

Beautifully appointed and larger-than-average three bed, three bath (plus fully renovated basement) Victorian end terrace at the heart of the village centre; close to all amenities including railway station. Benefits from the installation of GFCH and double glazing. Briefly comprises porch, hall, sitting room, dining/living room open to breakfast kitchen with integrated appliances, useful tanked basement of utility, store and living/study/play room with media wall. First floor of three bedrooms (two with en-suite shower/wc's, principal with walk-in closet) and bathroom/wc. Well enclosed rear garden with lawn and large patio. Block paved hardstanding to the front. An internal inspection is 'a must' for one to fully appreciate.

Bedrooms: 3 | Bathrooms: 3 | Receptions: 3

SUMMARY:
Beautifully appointed and larger-than-average three bed, three bath (plus fully renovated basement) Victorian end terrace at the heart of the village centre; close to all amenities including railway station. Benefits from the installation of GFCH and double glazing. Briefly comprises porch, hall, sitting room, dining/living room open to breakfast kitchen with integrated appliances, useful tanked basement of utility, store and living/study/play room with media wall. First floor of three bedrooms (two with en-suite shower/wc's, principal with walk-in closet) and bathroom/wc. Well enclosed rear garden with lawn and large patio. Block paved hardstanding to the front. An internal inspection is 'a must' for one to fully appreciate.

GROUND FLOOR

PORCH
1.17m x 1.09m (3'10" x 3'7") max. Original period front door with window light, cornice, dado rail, mosaic tiled floor, glazed internal door to/from hall.

HALL
4.34m x 1.09m (14'3" x 3'7") max. Cornice, radiator, dado rail, staircase to first floor.

SITTING ROOM (FRONT)
5.36m x 3.81m (17'7" x 12'6") max. Into bay with double glazed windows, cornice, picture rail, cast iron period fireplace, timber surround, tiled hearth, radiator.

DINING ROOM (REAR)
4.5m x 4.04m (14'9" x 13'3") max. Double glazed window, bespoke cabinetry and shelving to each chimney breast recess, feature of exposed brick fireplace with timber mantelpiece and stone hearth, panelling to one wall, radiator, wide squared opening to breakfast kitchen, LVT flooring.

BREAKFAST KITCHEN (REAR)
4.95m x 2.77m (16'3" x 9'1") max. Contemporary range of fitted base and wall cabinets incorporating one and a half bowl stainless steel sink unit, worksurfaces and breakfast bar with tiled wall backs, integral cooker of electric oven/grill and hob with extractor hood over, integral fridge, freezer and dishwasher, double glazed window to side elevation, double glazed double doors to rear garden, ceiling downlighters, contemporary vertical radiator, wall cabinet housing gas CH boiler, LVT flooring. Internal door to basement.

BASEMENT
Staircase with downlighters leading to very useful tanked basement rooms.

STUDY/TV ROOM/GYM/PLAYROOM
4.42m x 3.91m (14'6" x 12'9") max. Media wall, double glazed window, radiator, meter cupboards, ceiling downlighters, internal door to 'bar'/storage area 6'8x3'3 with power and ceiling downlighters.

UTILITY
1.22m x 1.02m (4'0" x 3'4") max. Wash hand basin with cupboard below, plumbed for automatic washing machine, downlighter.

FIRST FLOOR

LANDING
Staircase balustrade, storage/linen cupboard, dado rail, access to loft space (with fold-down ladder).

BEDROOM 1 (FRONT)
4.5m x 3.99m (14'9" x 13'1") max. Three double glazed windows to front, radiator, internal doors to walk-in closet and en-suite.

CLOSET
1.73m x 0.97m (5'8" x 3'2") max. Hanging rails.

EN-SUITE
2.72m x 1.24m (8'11" x 4'1") max. Contemporary white and black suite of walk-in shower with rainhead and rinser, vanity unit wash hand basin with cupboard below, low level wc, double glazed window, tiled floor, panelled walls to dado rail height, contemporary towel warmer/radiator, ceiling downlighters, Xpelair.

BEDROOM 2 (REAR)
3.4m x 3.2m (11'2" x 10'6") max. (plus storage recess), Double glazed window, radiator, overhead storage cupboards, squared opening to deep storage recess, door to en-suite.

EN-SUITE
2.41m x 1.19m (7'11" x 3'11") max. White and chrome suite of shower cubicle with electric shower, vanity unit wash hand basin, low level wc, double glazed window, radiator, tiled floor, part tiled walls, extractor fan.

BEDROOM 3 (REAR)
2.74m x 2.44m (9'0" x 8'0") max. (plus door recess) Double glazed window, radiator.

BATHROOM (REAR)
1.83m x 1.83m (6'0" x 6'0") max. White and chrome suite of panelled bath with shower/mixer tap, vanity unit wash hand basin with cupboard below, low level wc, double glazed window, tiled floor, part tiled walls, radiator.

OUTSIDE

GARDENS
Pleasant, well enclosed rear garden with lawn, planted borders, evergreens, large flagged patio, timber shed, cold water tap, security nightlight, boundaries of privet hedgerow and timber and concrete post fencing. Side timber gate to/from front. Block paved hardstanding to front.

TENURE:
We have been advised by the present owner that the property is Freehold. We would recommend that your conveyancer checks the tenure prior to the exchange of contracts.

COUNCIL TAX:
We have been advised that the Council Tax Band is C. All enquiries to Stockport Metropolitan Borough Council.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Efficiency Rating is (tba). Further information is available on request and online.

VIEWING:
Strictly by appointment through Woodhall Properties [0161 483 5100](tel:01614835100).

OPENING HOURS:
Monday - Thursday 9.00am - 5.30pm, Friday 9.00am - 5.00pm, Saturday 9.00am - 4.00pm and Sunday 12.00pm - 4.00pm