



**GASCOIGNE HALMAN**

THE AREA'S LEADING ESTATE AGENCY

**GASCOIGNE  
HALMAN**

Kennerley Road, Davenport  
**£425,000**

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This beautiful bay fronted period semi detached property is situated in close proximity to the center of Davenport with fantastic access to Schools, transport links and various amenities within the village. Internally this modern family home has retained many of the original features complimented by the contemporary design and finish. The accommodation provides close to 1,200 sq/ft of wonderful living space and the useful cellar chambers provide an extra 418 sq/ft which has a multitude of potential uses and is ripe for converting into further habitable living accommodation.

## Property details

- Beautiful Period Semi Detached Family Home With Ample Period Features
- Three Double Bedrooms With Superb Accommodation Approaching 1600 sq/ft
- Spacious Basement Chambers Offering Unrealised Development Potential
- Within 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 Courts



## About this property

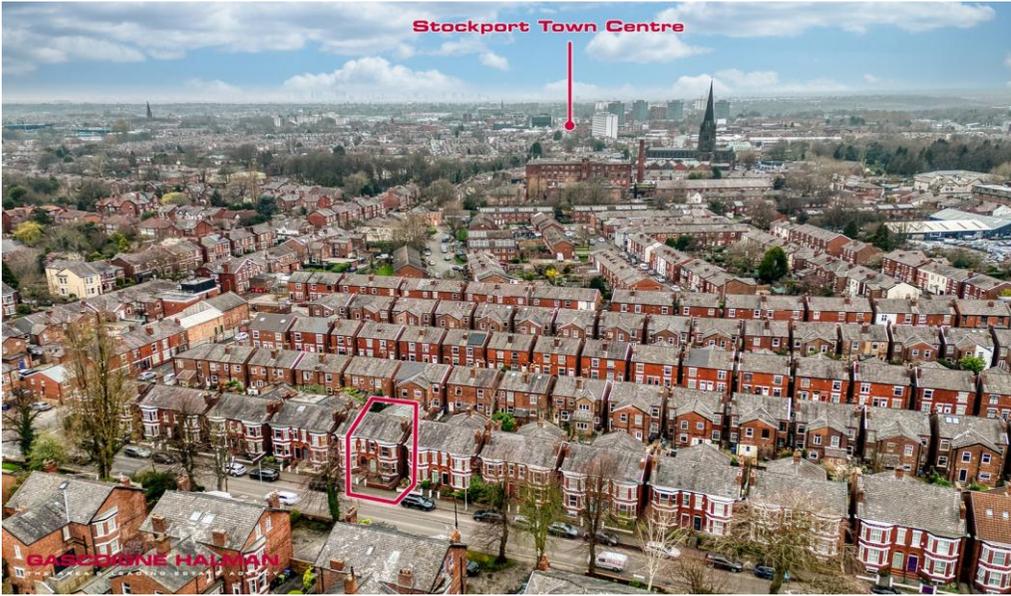
Kennerley Road is a beautifully presented, spacious family home that seamlessly combines period charm with modern comforts. The property offers an ideal blend of convenience, character, and comfort ideal for growing families to professionals. Stepping into the home you are greeted by a welcoming entrance hallway with leads to two well-proportioned reception rooms that provide flexible living options. The main living room features a stunning bay window and original period features such as high ceilings which promotes a cozy but yet elegant space for relaxation. The dining room displays a beautiful elegant feature fireplace with ample space to entertain friends and family. The dining room remains well connected to the kitchen breakfast room which features a well appointed space which effortlessly blends with the character of the home, yet offers a distinctly modern feel. Three generously sized double bedrooms are located to the first floor, all of which have access to the main family bathroom which includes a four piece suite. There are ample basement chambers which currently provide excellent storage, however, these spacious rooms display the perfect opportunity to sympathetically transform the basement into luxury additional living accommodation, potentially revealing another bedroom and bathroom and a further reception room. With some creative imagination the property could be upgraded to suit larger families or even offer multi-generational living. Externally the property displays a privately enclosed courtyard style garden with shared side access from front to back offering additional convenience.



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## DIRECTIONS

SK2 6EY

## COUNCIL TAX BAND

C

## 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		
69-80	C		73 C
55-68	D	58 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?

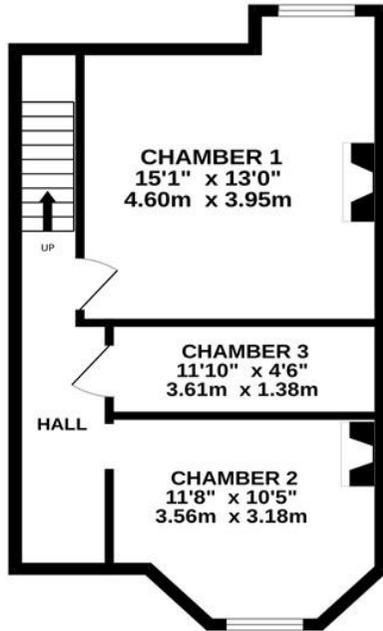
No

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

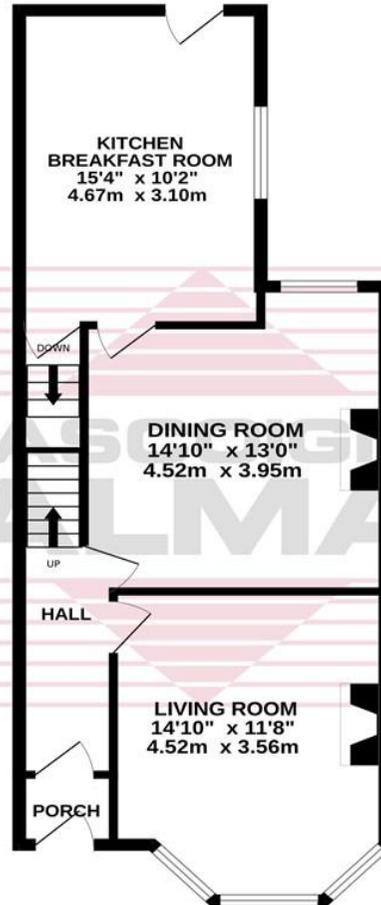
No

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.

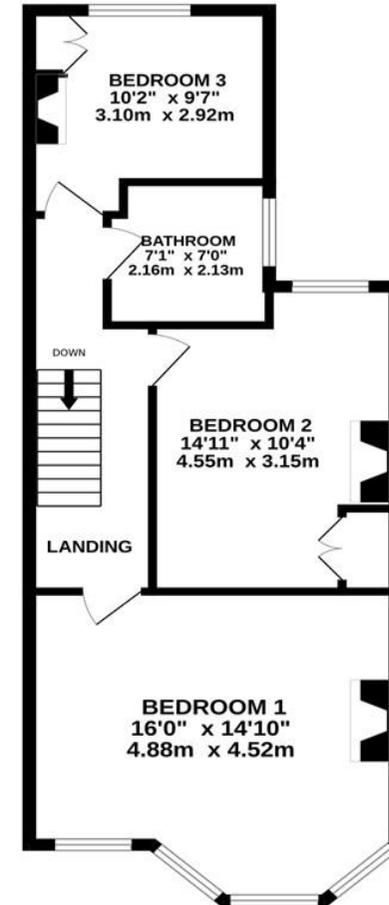
LOWER GROUND FLOOR  
418 sq.ft. (38.9 sq.m.) approx.



GROUND FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



FIRST FLOOR  
569 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA : 1561 sq.ft. (145.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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0161 439 5555 [bramhall@gascoignehalman.co.uk](mailto:bramhall@gascoignehalman.co.uk)  
9 Ack Lane East, Bramhall, Cheshire, SK7 2BE