



21 Frewland Avenue, Stockport

£875,000 Freehold

STUNNING PERIOD HOME DATING BACK TO 1903 • BEAUTIFUL EDWARDIAN FEATURES THROUGHOUT • KITCHEN DINER • LARGE GATED PLOT • GENEROUS REAR GARDEN • IMMACULATEDLY PRESENTED • FOUR DOUBLE BEDROOMS, TWO BATHROOMS • GARAGE • HOME OFFICE



This beautiful detached home sits on a commanding plot with gated driveway to the front and generous lawned gardens to the rear. Boasting beautiful Edwardian character sitting seamlessly alongside modern updates including open-plan kitchen diner and luxurious en-suite. Positioned on a quiet road close to excellent transport links and popular local amenities.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D



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GROUND FLOOR
1322 sq.ft. (122.8 sq.m.) approx.



1ST FLOOR
836 sq.ft. (77.7 sq.m.) approx.



TOTAL FLOOR AREA : 2158 sq.ft. (200.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Fireplaces adorn many rooms, with intricate cornicing and immaculate ceiling mouldings together with original stained glass windows. If you're looking for period charm and character features, look no further! This stunning Edwardian detached home has been owned and loved by its current owners for over 30 years. They have adapted the home over the years to keep up with modern life including the opening up of the kitchen and the installation of an en-suite off the master bedroom. Modifications have all been sympathetic to the original age and style of the home and reflect the care and attention to detail evident throughout the house. Set behind a gated driveway the Edwardian elevations allow for a grand kerb appeal. This is continued inside where the entrance hall boasts an open fireplace with oak surround, wall panelling and ceiling mouldings alongside stained glass in the internal doors immaculately preserved. The ground floor showcases two large reception rooms, both with working fireplaces and original stained glass detailing. A conservatory sits off the living room providing a spacious and versatile room with Amtico flooring, heated and cooled by an A/C unit making it a year-round space currently used as a third reception room and home office. The open-plan dining kitchen sits at the foot of the entrance hall and is a modern space with integrated appliances and a breakfast bar allowing space to sit and relax. Double doors provide access out to the rear garden where a paved patio extends the dining and entertaining options in the warmer months. A WC with utility cupboard sits off the kitchen.

To the first floor the landing itself is a large space with all four double bedrooms positioned off. The master bedroom sits to the front of the house and benefits from a beautiful bay window with more stained glass. Fitted wardrobes and a modern en-suite provide modern comforts. The other three bedrooms are all well-proportioned doubles, and the family bathroom is a large space with bath, shower, WC and his'n'hers sinks. Outside is a continuation of the large proportions the inside of the home offers. The garden is primarily laid to lawn with two paved patios sitting either side of the conservatory. Surrounded by mature hedging there is a generous degree of privacy and access down both sides of the property. A single garage sits attached to the house with up and over doors from both ends allowing through access to an additional paved patio/parking area. The large driveway at the front provides super off-road parking sat behind secure gates.

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings





