



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

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HALMAN**

Garners Lane, Davenport  
**£575,000**

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This magnificent detached four bedroom bungalow sits on a generous plot of approximately 0.25 acres or thereabouts. This superb residence enjoys lateral living and is ideal for anyone looking to downsize. The plot retains a private expansive south facing garden which can be enjoyed all year round. The property boasts versatile living accommodation and would also lend itself to families due to the number of bedrooms and bathrooms on display. The property could easily be developed subject to any necessary planning permission but the plot is spacious enough to accommodate four town house style homes in a semi detached format. Whatever the dream, this property will deliver a great opportunity for any discerning buyer.

## Property details

- Generous Plot Approaching 0.25 Acres Or Thereabouts
- Development Potential For Four Executive Style Town Houses (STPP)
- Substantial Private South Facing Rear Garden
- Superb Frontage With Ample Space For Off Road Parking With Double Garage & Carport
- Four Bedroom & Two Bathroom Detached Bungalow With Contemporary Open Plan Living Accommodation
- Within Walking Distance Of Davenport Train Station & Stockport County Anglers Association Ideal For Those Fishing Enthusiasts



## About this property

This home and plot is a rare find with a unique opportunity. The stand alone bungalow is an impressive size with accommodation approaching 1400 sq/ft. The property is set back from the road and enjoys a superb level of frontage with parking for a multitude of vehicles. Internally the property is arranged across a single floor, prioritizing open-plan layouts with easy accessibility. An inviting entrance hall leads to the master bedroom with includes an en-suite. A further bedroom includes a feature bay window with a useful home office sitting adjacent to this. These two rooms could be combined back into one room which would provide a larger double bedroom or an additional living room. This property can be utilised in a variety of ways to suit any buyer and this versatile home can be adapted to anyone's needs and requirements. Two further double bedrooms complete excellent sleeping quarters with a main family bathroom servicing the property for everyone. The large living room forms an open plan relationship to the large 25ft kitchen diner which has been restyled to a high standard. Externally the property is a pure delight with a large tremendous private south facing garden which is not overlooked. The garden enjoys an entertaining deck complete with seating and outdoor cooking bbq area. There are several sheds with mains fed electric and a double garage and an additional garage/workshop with even more storage and power supply. A car port is positioned to the side and it is easy to see how this plot could be remodelled with some fantastic new builds or even enjoyed by anyone who values space and an opportunity to create the perfect home.





Contextual Front Elevation





# GASCOIGNE HALMAN





## DIRECTIONS

SK3 8QS

## COUNCIL TAX BAND

D

## 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	69 C	79 C
55-68	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?

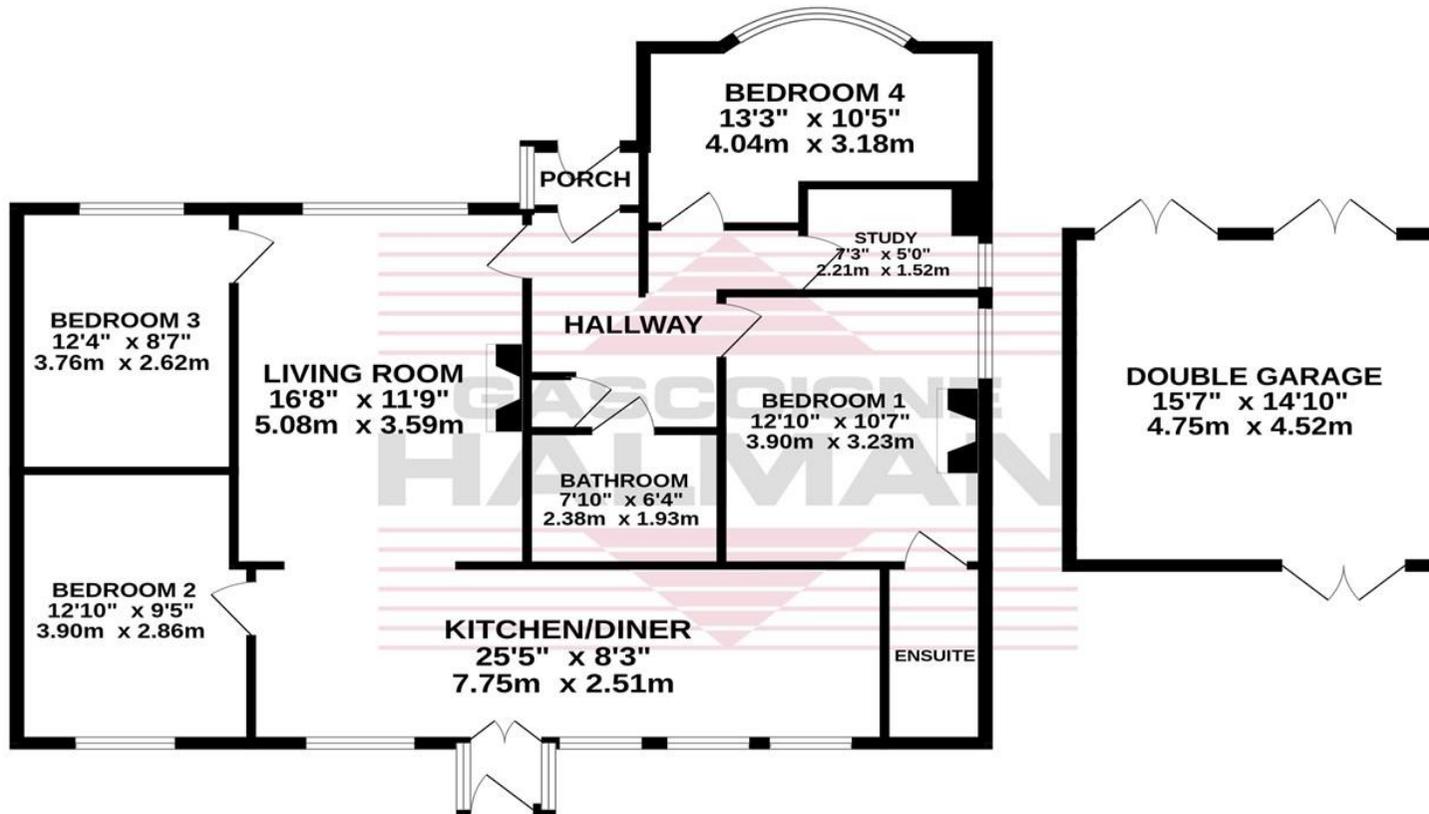
No

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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## GROUND FLOOR 1330 sq.ft. (123.5 sq.m.) approx.



TOTAL FLOOR AREA : 1330 sq.ft. (123.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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