

## 9 Davenport Park Road, Stockport

£900,000 Freehold

BEAUTIFUL EDWARDIAN SEMI-DETACHED • DATING BACK TO 1901 • COMMANDING FOUR FLOORS • BURSTING WITH CHARACTER CHARM • LARGE GATED DRIVEWAY AND GARAGE • FIVE BEDROOMS, TWO BATHROOMS • SOUTH-FACING GARDEN



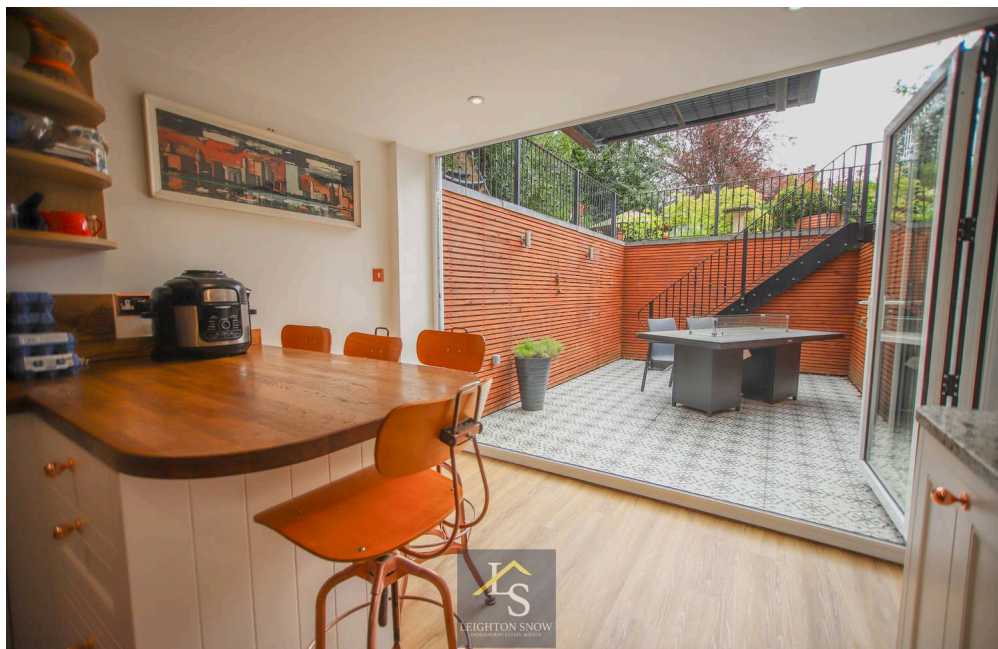
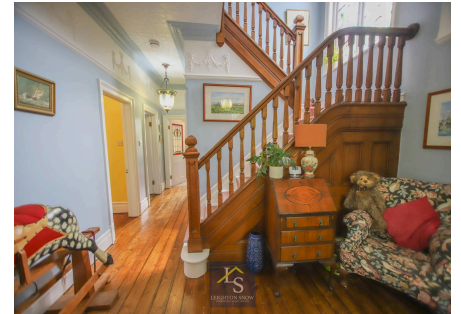
A marvellous example of an Edwardian semi-detached home boasting large room proportions, high ceilings, fireplaces and stained glass windows all reminiscent of an era of grandeur and intricate detailing. Arranged over four floors with five bedrooms, two bathrooms, three reception rooms and a unique dining kitchen, this beautiful family home showcases character charm alongside modern convenience, located in the heart of Davenport Park conservation area.

Council Tax band: E

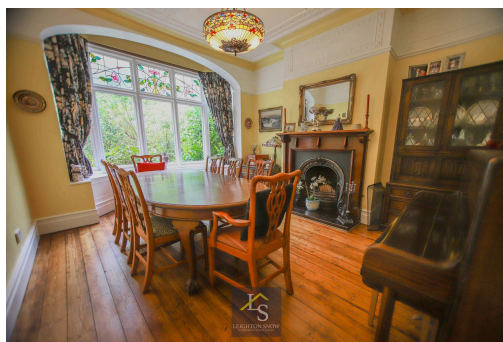
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



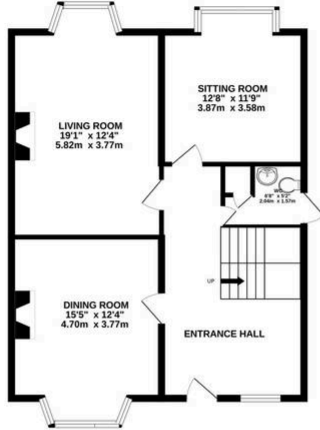
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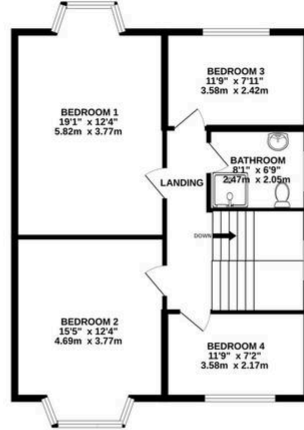
6410000001  
433 sq.ft. (22.1 sq.m.) approx.



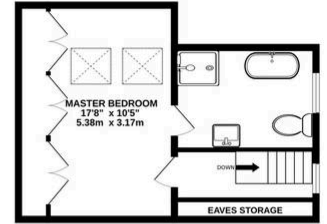
6410000002  
750 sq.ft. (69.7 sq.m.) approx.



6410000003  
752 sq.ft. (69.9 sq.m.) approx.



6410000004  
302 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 2347 sq.ft. (218.0 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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Situated on one of Davenport's most sought-after roads, this glorious semi-detached home dates back to 1901, and has retained much of its original character charm whilst offering modern updates including a stunning dining kitchen with sunken patio. Arranged over four floors there is plenty of space offering the versatility that growing families need. Positioned behind a large gated driveway there is a covered porch that leads into a welcoming entrance hall with original wooden flooring and a turning staircase overlooked by a large stained glass window bringing in an abundance of natural light. The three reception rooms sit off the hallway, with the two largest rooms boasting bay windows and fireplaces set under grand mantelpieces. Intricate ceiling detailing and deep corning makes the most of the ceiling height and brings a warmth to the space. There is also a WC on this floor and access into the single garage.

A staircase off the hallway leads down to the basement level which was converted in 2018 to create a unique dining kitchen opening out to a large sunken patio with wooden cladding and tiled flooring. This space makes the most of indoor-outdoor dining, with the rear wall comprising floor to ceiling bi-folding doors providing seamless access out to the patio with wrought iron steps leading up to the south-facing garden.

The bedroom accommodation sits on the top two floors, with the master suite commanding prime position at the top of the house. The master bedroom boasts a wall of fitted wardrobes alongside remote-controlled Velux windows with rain sensors ensuring the room is kept dry. Solid wood flooring runs through the space and there is a beautiful en-suite bathroom with large roll-top bath, walk-in shower, WC and wash hand basin. The four additional bedrooms sit on the first floor and comprise three doubles and a generous single. Two of the doubles are particularly large in size benefitting from the same dimensions as the two reception rooms below. The house is complete by a modern family bathroom with walk-in shower, WC and wash hand basin.

Externally the rear garden is laid primarily to lawn and features mature and well-stocked borders creating a super level of privacy. A stone patio runs across the rear of the garden providing a lovely space to sit and relax. Access to the front of the house is through the single garage which sits attached to the main house. At the front the driveway provides excellent off-road parking with mature trees offering a private screening from the road.

*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.*

