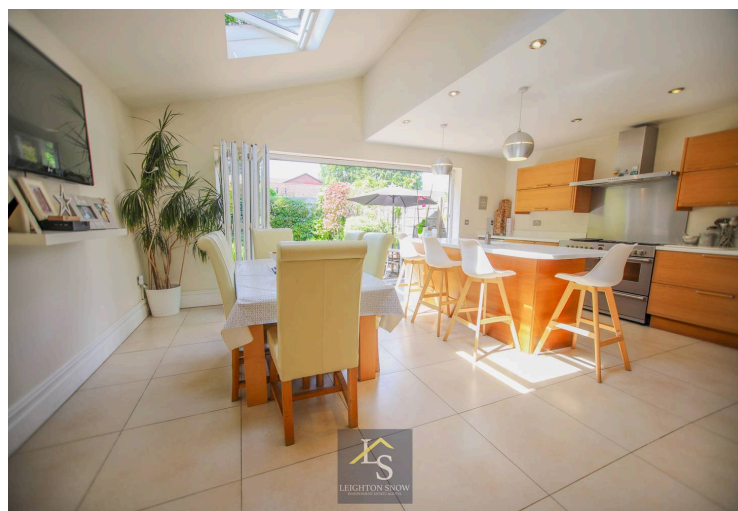
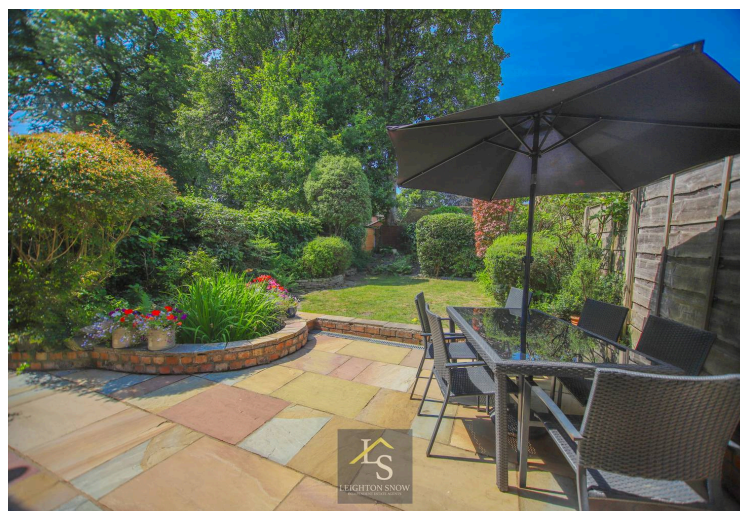




34 Beechfield Road, Stockport

Freehold

CHARACTERFUL EDWARDIAN SEMI • FOUR BEDROOMS, TWO BATHROOMS • UNCONVERTED CELLARS • MODERN OPEN-PLAN DINING KITCHEN • WEST-FACING REAR GARDEN • 0.2 MILES TO DAVENPORT TRAIN STATION • 0.3 MILES TO DAVENPORT VILLAGE CENTRE • OFF ROAD PARKING FOR TWO CARS WITH EV CHARGING POINT



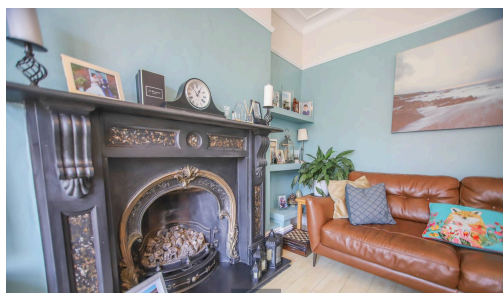
A marvellous example of timeless Edwardian architecture. With original stained glass, charming fireplace, high ceilings and generous room proportions, this wonderful home combines the old with the new, with an open-plan dining kitchen seamlessly linking with the older parts of the home. Boasting four bedrooms and two bathrooms as well as unconverted cellars, this is Beechfield Road...

Council Tax band: D

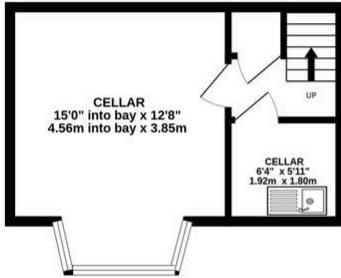
Tenure: Freehold



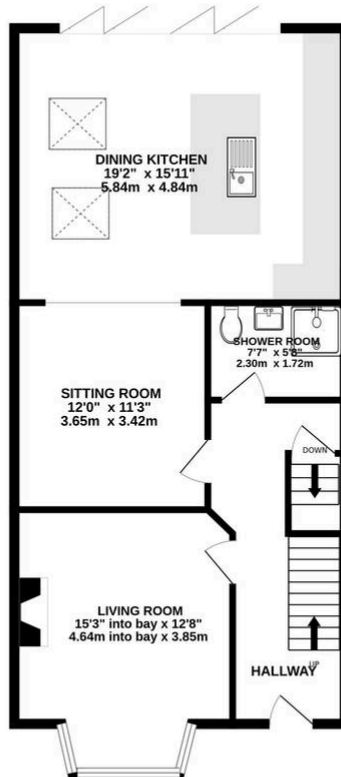
- CHARACTERFUL EDWARDIAN SEMI
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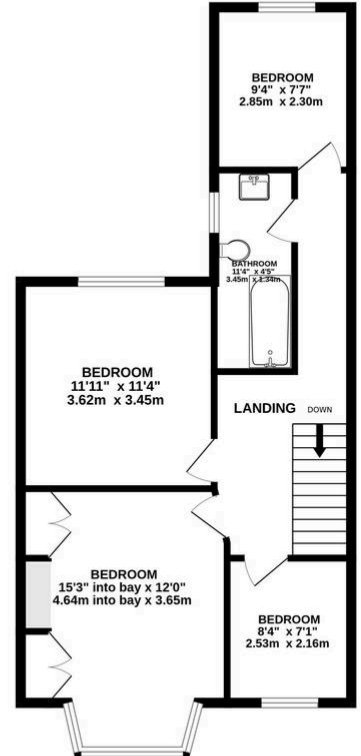
BASEMENT
257 sq.ft. (23.9 sq.m.) approx.



GROUND FLOOR
784 sq.ft. (72.8 sq.m.) approx.



1ST FLOOR
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 1653 sq.ft. (153.5 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.
Made with Metropix ©2026

Positioned behind a driveway, this home offer something many similar Edwardian homes don't by way of off-road parking. An EV charger sits at the front of the house, allowing easy charging of electric vehicles, whilst a side gate provides access down the side of the house to the garden at the rear. Entering the house, a welcoming hallway immediately showcases the character on offer, with high ceilings, intricate coving and deep skirting. To the left of the hallway is a beautiful living room with opulent fireplace set within Welsh slate hearth. An additional sitting room sits behind the living room and opens into the impressive dining kitchen that spans the rear of the house. Seamless white Korean worktops sit over solid oak cupboards and drawers, offering a stylish and durable space. Underfloor heating warms the room and sits under two skylights. Bi-folding doors open out to the West-facing garden. The garden boasts a large paved patio and generous lawn enclosed by herbaceous and mature borders. There is a concealed shed at the top of the garden, and wooden fencing keeping the space secure. The ground floor of the house is completed by a modern shower room.

To the first floor the four bedrooms comprise of two large doubles and two well-proportioned singles. The master bedroom sits over the living room and benefits from the same bay window with UPVC sash windows as well as fitted wardrobes providing super storage. The family bathroom is a contemporary three piece suite comprising bath with shower over, WC and wash hand basin. Both the ground floor shower room and first floor bathroom benefit from underfloor heating.

There is superb potential by way of the unconverted cellars. Arranged into two chambers and a generous storage cupboard, with the smaller of the two chambers currently being utilised as a utility space with space and plumbing for a washing machine and tumble drier. Currently offering excellent storage, the space could be converted (subject to planning) to create more living space.

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.

