



## 39 Davenport Park Road, Stockport

£900,000 Freehold

DOUBLE-FRONTED DETACHED RESIDENCE • SIX DOUBLE BEDROOMS • THREE RECEPTION ROOMS • ARRANGED OVER FOUR FLOORS • DAVENPORT PARK CONSERVATION AREA • CLOSE TO EXCELLENT LINKS INCLUDING DAVENPORT TRAIN STATION AND THE A6 • FOR SALE WITH NO ONWARD CHAIN





A handsome double fronted detached residence positioned behind a gated lawn and driveway on one of Davenport's most premium roads. Sitting in the Davenport Park Conservation Area this glorious home boasts beautiful original features and charming character throughout. Arranged over four floors and offered for sale with no onward chain.

Council Tax band: F

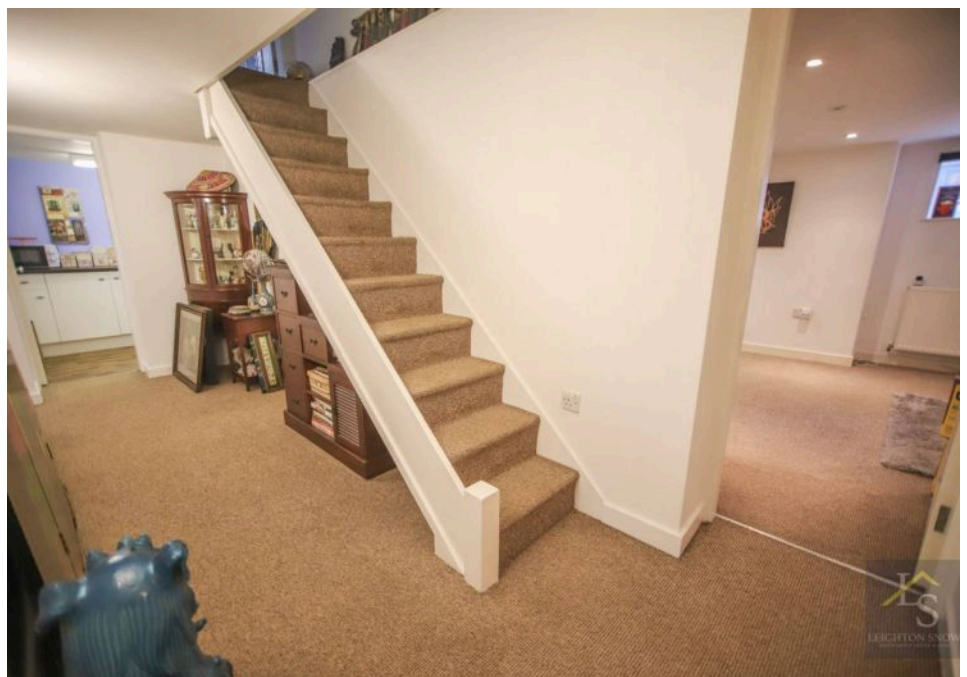
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



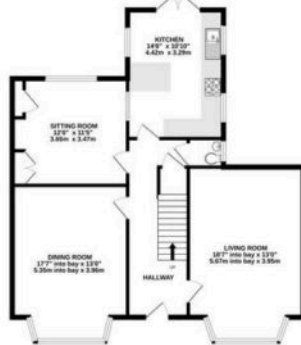
- › DOUBLE-FRONTED DETACHED RESIDENCE
- › SIX DOUBLE BEDROOMS
- › THREE RECEPTION ROOMS
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BASEMENT  
797 sq.ft. (74.0 sq.m.) approx.



GROUND FLOOR  
920 sq.ft. (85.4 sq.m.) approx.



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



2ND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 3003 sq.ft. (279.0 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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LEIGHTON SNOW  
INDEPENDENT ESTATE AGENTS



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This substantial home offers spacious and versatile accommodation, ideal for multi-generational families with the lower ground floor perfectly arranged for an independent relative. The lower ground floor is currently utilised as two living rooms, a double bedroom with en-suite shower room and a kitchenette all sitting off a large hallway, with the added benefit of private access via an external door from the garden. Every room on this level boasts an external window, allowing in excellent natural light.

The ground floor sits in an elevated position with steps leading up from the driveway to an original front door with stained glass inserts. The entrance hall provides a grand entrance and allows access to the three reception rooms and kitchen. The reception rooms each boast impressive fireplaces and the front two offer beautiful bay windows with original stained glass. The extended kitchen at the rear is a more modern space with patio doors leading out to the garden. The round floor is completed with a WC off the hallway.

At first floor level there are three large double bedrooms, a study space and the contemporary family bathroom. The study room boasts a turning staircase leading to the converted loft space. This is a vast space with a sitting area and bedroom area with a modern bathroom sitting off. With three skylights the room is filled with natural light and further benefits from under eaves storage.

Externally the rear garden is a low-maintenance space with a lawn area enclosed by mature flower beds, and a large patio sitting to the side. It benefits from a southerly-facing aspect and there is ample space down the side and to the front where a large and gated driveway provides generous off-road parking.

*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.*





