



40 Frewland Avenue, Stockport

£800,000 Freehold

FIVE BEDROOMS, THREE BATHROOMS • EDWARDIAN DETACHED HOME • WEST-FACING REAR GARDEN • UNCONVERTED CELLARS • FOUR RECEPTION ROOMS • GARAGE • CHARACTER FEATURES THROUGHOUT • GENEROUS OFF-ROAD PARKING



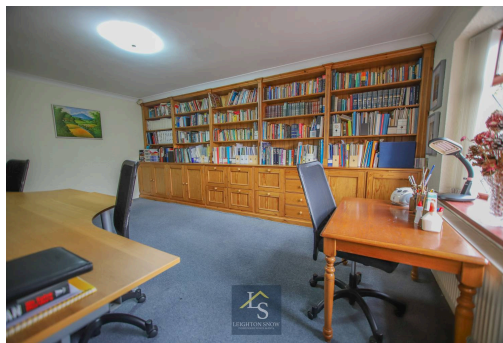
This beautiful Edwardian detached home comes to the market for the first time in nearly 30 years. Having been loved and cared for by its current owners, the property is now ready for the next family to make it their own. Offering superbly spacious and versatile accommodation over four floors, this home allows a family to grow in to a house that is perfectly positioned for excellent road and rail links.

Council Tax band: G

Tenure: Freehold



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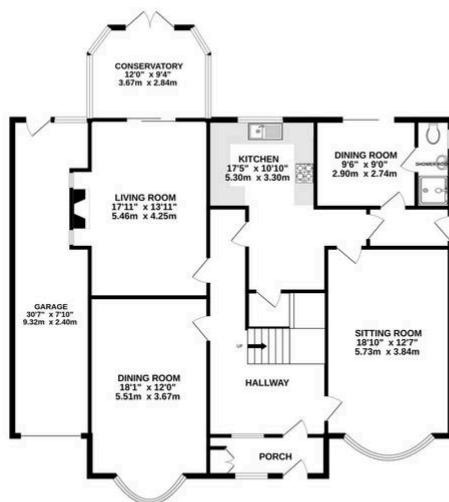
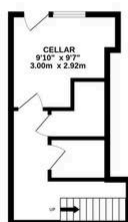


BASEMENT
220 sq ft. (20.4 sq m.) approx.

GROUND FLOOR
1048 sq ft. (97.2 sq m.) approx.

1ST FLOOR
888 sq ft. (81.9 sq m.) approx.

2ND FLOOR
348 sq ft. (32.1 sq m.) approx.



TOTAL FLOOR AREA : 3019 sq.ft. (280.5 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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LEIGHTON SNOW
INDEPENDENT ESTATE AGENTS

Sat back from the road behind a brick wall and generous gated driveway, the property offers super kerb appeal positioned on a corner plot with a mature blossom tree providing a charming feel. A large porch offers a warm welcome and allows plenty of space for shoes and coats to be stored. The porch gives way in to the entrance hall with imposing turning staircase showcasing the character charm dating back to 1910. High ceilings and intricate cornicing provide Edwardian character that runs throughout the house. Three large reception rooms sit off the hallway, comprising a dining room with bay window and gas fireplace, living room with wonderful ingel-nook with original stained glass windows and beautiful gas fireplace, and a large sitting room that is currently utilised as a home office. The living room opens into a conservatory with elevated views over the garden and access out via double doors. The kitchen sits adjacent to the living room and leads to an inner hallway that in turn provides access into a fourth reception room and shower room. This reception room is currently used as a second dining room but would also make a great play room, office or downstairs bedroom. It offers access to the garden via patio doors. It offers access to the garden via patio doors.

The first floor offers four of the five bedrooms, alongside the family bathroom. The master bedroom sits on this floor and at the rear of the property making the most of the westerly facing aspect and views over the mature trees positioned in the garden. A modern en-suite shower room sits in the master bedroom along with an integrated wardrobe. The family bathroom is a generous size with a four piece suite comprising bath, shower, WC and wash hand basin. On the landing the staircase from the ground floor continues up to the second floor where another large double bedroom can be found off a spacious landing area.

Back down to the ground floor and accessed off the kitchen is the door leading down to the cellar. The cellar is unconverted but provides a useful space for storage with one of the chambers currently used as a utility room with space and plumbing for a washing machine and tumble drier. Access from the cellar leads out on to the back garden. The garden is a beautiful space with mature trees providing a private setting. There is a large lawn and paved patio that runs across the rear of the house providing a super space to sit and relax.

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

