



**£350,000**

**Beech Mews, Davenport Park, Stockport, SK2 6LB**



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Trinity House, Newby Road  
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A warm, versatile and spacious welcome awaits at number 8, a three bedroom mews home tucked away on a private road in a cul-de-sac location within the well regarded historic splendour of Davenport Park.

Drive over to Beech Mews and be wooed by the charm and character of Davenport Park and the convenience and privacy of the cul-de-sac.

Versatile space? How so? It is best revealed by way of a visit to uncover how you would personally enjoy this home! As a taster, however, there are three bedrooms and a contemporary bathroom on the second floor and on the first floor, a good size living room which can open by way of folding doors to the dining kitchen area.

To the ground floor, there is a utility room, a contemporary shower room/ w.c. and a cosy living area open to kitchen style area (with all but a cooker). The owners tell us that this space is fantastic for occasional guests. It would, however, suit a range of other purposes such as a work from home area.

Outside, there is a good size paved driveway to the front. At the front of the property a roller shutter garage door opens to a storage area.

To the rear is a patio area which leads on to a lawn garden. To the rear is a raised flower bed with decorative timber sleepers.

Located in this particularly sought after area, the property is located within close proximity to Davenport train station providing fantastic commuter access to Manchester City Centre, Stockport and destinations beyond. Davenport high street offers an array of shops and restaurants and Cale Green Park is a stroll away. The property is also convenient for schools including Stockport High School and Stockport Grammar.

For more information about Davenport Park, try <https://www.davenportpark.org.uk/history/>

Please get in touch, we would be delighted to arrange a viewing for you.

## Ground Floor

**Hallway - 15' 5" x 5' 5" (4.72m x 1.66m)** The home is accessed via a double glazed composite door into the hallway. Laminate flooring. Storage cupboard. Radiator. Stairs to first floor.

**Utility Room - 6' 3" x 5' 6" (1.93m x 1.68m)** Fitted with base units. Roll top work surfaces incorporate a stainless steel sink and drainer with mixer tap. Space for a washer dryer. Double glazed uPVC door leads out to the rear garden.

**Living Area - 10' 1" x 11' 10" (3.08m x 3.61m)** The owners tell us that this area formerly a garage and utility area, is most useful when guests arrive.

Fill the area with comfy furniture or a sofa bed for occasional guests. Maybe the space will work as a dependent suite? Work from home? This area is super for an out of the way independent work place which flows into a kitchen style area (it lacks a cooker).

Laminate flooring. Television point.

**Kitchen Area - 9' 8" x 8' 3" (2.97m x 2.53m)** Fitted with high gloss wall, drawer and base units. Roll top work surfaces incorporate a stainless steel sink and drainer with mixer tap. Space for a dishwasher and fridge freezer. Breakfast bar. Part tiled walls. Laminate flooring. Double glazed double doors lead out to the rear garden.

**Shower Room / W.C. - 9' 5" x 3' 3" (2.89m x 1m)** Fitted with a fresh, stylish three piece suite comprising shower cubicle, low level wc and a wash basin with vanity storage below. Part tiled walls with 3D style decorative tiling. Laminate flooring. Chrome heated towel rail. Double glazed frosted window to the rear aspect.

**Storage - 4' 5" x 10' 5" (1.37m x 3.18m)** Accessed externally via a roller shutter door.

## First Floor

**First Floor Landing - 5' 4" x 5' 5" (1.64m x 1.66m)** Double glazed window to the front elevation. Radiator.

**Lounge - 14' 0" x 11' 11" (4.27m x 3.65m)** Double glazed bay window to the front elevation. Feature granite fireplace with inset electric fire. Television point. Bi-fold doors lead through to the dining kitchen.



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**Dining Kitchen - 10' 4" x 17' 11" (3.17m x 5.48m)** Fitted with a range of modern wall, drawer and base units with under unit lighting. Quartz worktops incorporate a one and a half bowl sink and integrated drainer. Integrated double oven with gas hob and stainless steel extractor hood over. Spaces for a dishwasher and fridge freezer. Part tiled walls. Laminate flooring. Two double glazed windows to the rear elevation.

## Second Floor

**Second Floor Landing - 10' 2" x 5' 7" (3.1m x 1.72m)** Loft access point.

**Bedroom - 13' 1" x 10' 2" (4.01m x 3.1m)** Double glazed window to the front elevation. Radiator.

**Bedroom - 11' 6" x 8' 11" (3.53m x 2.73m)** Double glazed window to the rear elevation. Radiator.

**Bedroom - 8' 5" x 7' 6" (2.59m x 2.29m)** Double glazed window to the front elevation. Built in wardrobe. Radiator.

**Bathroom / W.C. - 5' 9" x 8' 9" (1.77m x 2.68m)** Fitted three piece suite comprising panelled bath with shower over and shower screen, low level wc and a wash basin with vanity storage below. Storage unit. Extractor fan. Part tiled walls. Laminate flooring. Double glazed frosted window to the front elevation.

## Exterior

**External -** To the front of the home is a double paved driveway.

To the rear is a patio area which leads on to a lawn garden. To the rear is a raised flower bed with decorative timber sleepers.



