

Guide Price **£450,000**  
 Garners Lane, Davenport, Stockport, SK3 8SD



Conveniently poised less than half a mile from Davenport Train Station and excellent bus links, this HANDSOME THREE BEDROOM PERIOD DETACHED HOME complemented by off road parking and a detached garage will get your creative juices flowing; it is a wonderful canvas upon which to add your imaginative touch and create your dream home.

Built by William Winbolt (who made a large contribution to the landscape of the Davenport area), full of character and boasting well-proportioned rooms, cornices, ceiling roses, picture rails, high skirting, corbels, high ceilings and period internal doors number 61 is open to a world of interior design opportunities.

Be entranced by the impressive proportions of this wonderful period home and engaged by the scope here to restore the latent grandeur as you explore this lovely home and discover the potential room by room.

Before you arrange a viewing, let us take you on a quick tour. Walk up the garden path and up the steps to the front door set under the attractive dressed arched brickwork. Cross the threshold into the splendid, spacious hallway which sets the theme for the proportions of this home. The hall is the gateway to the two reception rooms, kitchen, cellar and first floor (via a lovely spindle balustrade staircase).

There is a large reception room to the front with a bay window. To the rear, another reception room, this one with UPVC patio doors opening to the rear garden. Let social occasions spill out from here into the garden.

The kitchen, likely fitted during the 1970's is a good size retro affair and the condition, for its age, shows the care and attention shown to their home by the owners. You are likely looking at the floorplan and thinking about opening the kitchen to the rear reception room. Your call.

Back to the hall; ascend the stairs to the first floor and be impressed by the spacious landing. Period doors access to the three good sized fitted bedrooms, the spacious modern shower room and the handy separate w.c.

The spacious cellar has light, power and plumbing for a washing machine.

So to outside. Set on a corner plot position, with Elmfield Road running to the side, number 61 is set back from Garners Lane and screened by a high hedgerow. A garden gate opens to the front garden with a path leading to steps up to the front door. There is a garden/ path to the side which leads to a gate opening to the sun-facing rear garden.

The rear is divided by a gateway which separates the paved garden leading from the rear of the property through to the additional paved area used as the drive. The drive has gates accessible from Elmfield Road. There is a good sized garage.

The local area has a wealth of amenities with shops, pubs, parks and sports clubs within walking distance, mixing the upbeat regeneration of Stockport with the convenience of easy transport links into the city the countryside, the airport and motorway networks

With so much space and heritage, brimming with potential and versatility, number 61 offers a unique opportunity to create the home of your dreams. It begins with a viewing. We look forward to hearing from you.

Tenure: Freehold

EPC: D

Council Tax: Band D

### Ground Floor

**Entrance Hall - 17' 6" x 4' 8" (5.35m x 1.44m)** The hall makes for an impressive introduction to this home, showcasing the proportions and potential that will greet you as you discover each room.

Period doors to the two reception rooms, kitchen and cellar. Spindle balustrade staircase to the first floor. Radiator. Cornice. Corbels set neath an ornate beam add to the visually impressive space.



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**Reception Room (front) - 16' 6" x 13' 10" (5.04m x 4.23m)** As the measurements indicate, this is an impressive room. Double glazed bay window with coloured lights. Fire surround with inset gas fire. Picture rail. Cornice. Radiator.

**Reception Room (rear) - 16' 0" x 11' 5" (4.89m x 3.48m)** With UPVC double glazed patio doors to the rear (with period style stained lights over). Cornice. Picture rail. Fire surround with inset gas fire. Radiator.

**Kitchen - 12' 4" x 10' 7" (3.77m x 3.23m)** This is a good sized kitchen, but you are likely looking at the floor-plan and contemplating, subject to the necessary regulations, opening this to the rear reception area. Marvel at the condition and cleanliness of the units here, likely fitted during the 70's. They show a level of care that one can feel through the property.

There are wall, base and drawer units. Working surfaces. Tiled splash-backs. Space for a cooker. Space for a washing machine. Worcester boiler. Space for an under counter fridge. Breakfast bar neath the rear UPVC double glazed window. Sink units with drainers to both sides. Radiator. Door to the rear garden.

**Landing - 12' 6" x 7' 1" (3.82m x 2.16m)** Size and space is a theme throughout this home and the landing is no exception. Spindle balustrade. Period doors to the three good size bedrooms, the shower room and the separate w.c.

## First Floor

### Bedroom -

**Bedroom - 16' 0" x 9' 9" (4.9m x 2.98m)** UPVC double glazed window to the rear. Radiator. Fitted wardrobes with matching inset dressing table. Wash hand basin housed in a vanity unit.

**Bedroom - 16' 7" x 10' 4" (5.07m x 3.15m)** UPVC double glazed window to the front elevation. Radiator. Wash hand basin housed in a vanity unit. Fitted wardrobes including a central dressing table with drawers.

**Bedroom - 10' 6" x 8' 1" (3.22m x 2.48m)** An impressive sized third bedroom. UPVC double glazed window to the front. Radiator. Fitted wardrobes. Wash hand basin housed in a vanity unit. Dressing table/ desk with drawers and a cupboard.

**Shower/W.C. - 9' 10" x 7' 1" (3m x 2.17m)** A tiled shower room with a fully tiled shower cubicle, wash hand basin and a low level w.c. UPVC double glazed window to the rear. Chrome effect heated towel rail.

**Separate W.C. - 6' 9" x 3' 1" (2.09m x 0.95m)** Low level w.c. UPVC double glazed window to the rear. Part tiled.

## Basement

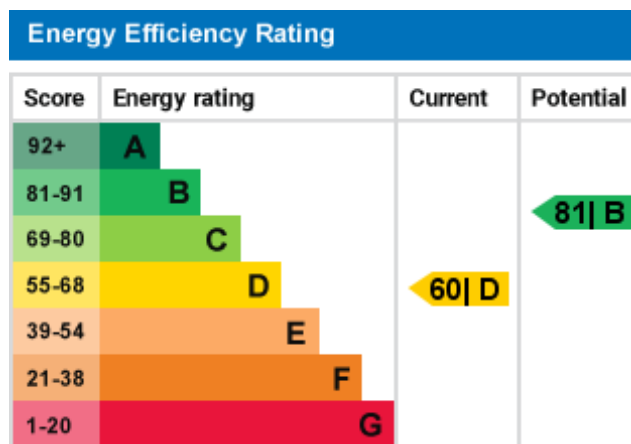
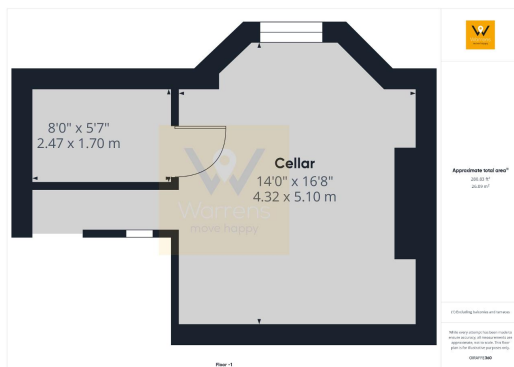
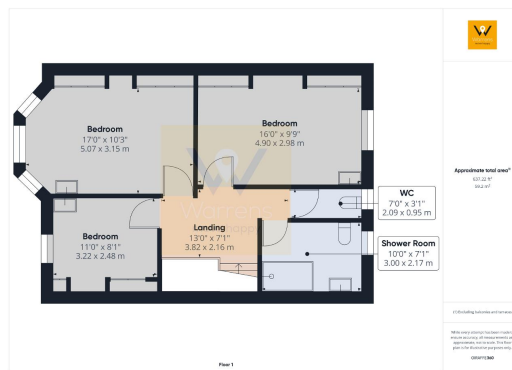
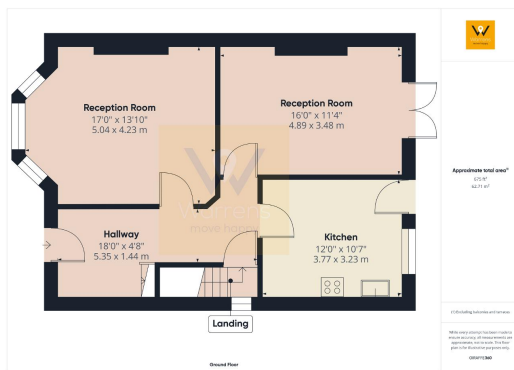
**Cellar - 14' 2" x 16' 8" (4.32m x 5.1m)** Window to the front.

## Exterior

**Outside -** Set on a corner plot position, with Elmfield Road running to the side, number 61 is set back from Garners Lane and screened by a high hedgerow. A garden gate opens to the front garden with a path leading to steps up to the front door. There is a garden/ path to the side which leads to a gate opening to the rear garden.

The rear is divided by a gateway which separates the paved garden leading from the rear of the property through to the additional paved area used as the drive. The drive has gates accessible from Elmfield Road. There is a good sized garage.





Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

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