



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



A warm welcome from number 17; tantalisingly positioned less than half a mile from Davenport Train Station and excellent bus links, this IMPOSING FIVE BEDROOM PERIOD SEMI DETACHED HOME is complemented by off road parking to the front and a substantial mature rear garden.

The sizeable accommodation over three floors can be used to meet your living needs. The two bedrooms in the cellar, for example, could become independent home offices, games rooms or a combo!

We understand that this home would have been built by William Winbolt a prolific builder in his day (who made a large contribution to the landscape of the Davenport area).

Explore this wonderful home and discover the scale and versatility room by room. Walk across the drive and up the steps to the freshly painted front door set under the attractive dressed arched brickwork. Cross the threshold into the porch area then into the hallway, the gateway to the two reception rooms, kitchen, cellar and stairs leading to the first floor.

There is a good sized, neutrally presented reception room to the front with a bay window. To the rear, the dining room which leads onto the kitchen at the rear of the property. Passing through to the kitchen, peek at the downstairs w.c./ shower room. This room could conveniently serve those staying in the lower bedrooms.

The kitchen, at the rear, features a breakfast bar and UPVC patio doors opening to the rear garden. Let social occasions spill out from here into the garden or simply, when the mood takes, simply take your beverage of choice outside and enjoy some you time in the south-west facing garden.

A door opens to an inner hall with stairs; descend the stairs to the converted cellar. Here you will find two bedrooms divided by a central utility area. We don't use the term versatile lightly. The utility area could be adapted to become a kitchenette or w.c. subject to the necessary work. The two bedrooms, can be used for a multitude of purposes. Home offices? Gym? Media rooms? Play rooms or any combo!

There is another floor to scout yet! Back to the hall and climb to the first floor. There are three well proportioned bedrooms here (the front room a magnificent bedroom spanning across the front of the property). Also on this floor the family bathroom/ w.c.

We can now explore the outside. To the front of the home is a tarmac double driveway with space for two cars. A path to the side leads to a gate where you can access the rear garden. It also means that bins can be kept hidden in the rear and only brought out when necessary.

The generous rear garden is split into three sections. A patio area which adjoins the house and then there are two good sized lawn areas beyond. The borders are made up of mature shrubs and plants with post panelled fenced boundaries. It is a very pleasant place to be.

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, spoiling over with further scope and versatility, number 17 beckons attention. It begins with a viewing. We look forward to hearing from you.

For further information about Davenport, you might find [davenport.org.uk](http://davenport.org.uk) of interest.

Tenure: Freehold subject to an annual rent charge of £3.00

EPC: D

Council Tax: Band C

#### Ground Floor

**Porch** - 3' 4" x 3' 10" (1.04m x 1.19m) Enter via timber front door. Glass panelled door to hallway.



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**Entrance Hallway - 11' 2" x 3' 11" (3.41m x 1.2m)** Ceiling coving and picture rail. Radiator. Stairs to first floor.

**Living Room - 14' 7" x 10' 6" (4.47m x 3.22m)** Bay window to the front aspect with three sash windows. Ceiling coving and picture rail. Feature fireplace with gas fire. Radiator.

**Dining Room - 13' 5" x 13' 0" (4.1m x 3.98m)** Window to the rear aspect. Ceiling coving and picture rail. Radiator. Fireplace.

**Downstairs Shower Room / W.C. - 5' 3" x 3' 5" (1.62m x 1.06m)** Fitted with a shower cubicle, low level wc and a wash basin.

**Breakfast Kitchen - 9' 5" x 10' 1" (2.89m x 3.09m)** Fitted with a range of wall, drawer and base units. Worktops incorporate a one and a half bowl stainless steel sink and drainer with mixer tap. Integrated Bosch double oven with stainless steel extractor hood over. Space for a fridge freezer. Breakfast bar. Window to the side aspect. Double doors lead out to the rear garden. Door to the cellar rooms.

## First Floor

**First Floor Landing - 13' 4" x 5' 6" (4.08m x 1.68m)** The staircase leads up to a split landing. This first section gives access to Bedrooms One and Two. Loft Access point. Picture rail.

**Bedroom One - 12' 0" x 16' 4" (3.67m x 4.98m)** (plus bay)

Four sash windows three of which are in a bay to the front aspect. Ornamental cast iron fireplace (hidden behind bed frame). Two radiators.

**Bedroom Two - 14' 11" x 10' 2" (4.56m x 3.12m)** Window to the rear elevation. Fireplace surround. Radiator.

**Split Landing - 4' 7" x 2' 7" (1.42m x 0.8m)** Access to bedroom three and bathroom.

**Bedroom Three - 9' 5" x 9' 1" (2.89m x 2.78m)** Double glazed window to the rear elevation. Ornamental cast iron fireplace. Radiator. Built in panelled wardrobe.

**Bathroom/ W.C. - 5' 3" x 7' 1" (1.61m x 2.17m)** Fitted with a three piece suite comprising panelled bath with shower over and shower screen, low level wc and a wash basin. Chrome heated towel rail. Part tiled walls. Frosted window to the side elevation.

## Basement

**Hallway - 15' 3" x 3' 7" (4.67m x 1.11m)** A hallway gives access to all the cellar rooms.

**Bedroom Four - 13' 3" x 12' 7" (4.04m x 3.86m)** Window to the rear aspect. Ceiling spotlights. Radiator.

**Laundry / Utility Room - 4' 0" x 12' 7" (1.24m x 3.86m)** Fitted with base units. Work tops incorporate a sink with mixer tap. Space for a washing machine and tumble drier. Ceiling spotlights. Laminate flooring.

**Bedroom Five - 9' 10" x 10' 4" (3.01m x 3.17m)** Window to the front aspect. Ceiling spotlights. Radiator.

## Exterior

**Outside -** To the front of the home is a tarmac double driveway with space for two cars. A path to the side leads to a gate where you can access the rear garden. It also means that bins can be kept hidden in the rear and only brought out when necessary.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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.

For more details please call us on **0161 260 0444** or send an email to [enquiries@warrensonline.co.uk](mailto:enquiries@warrensonline.co.uk).