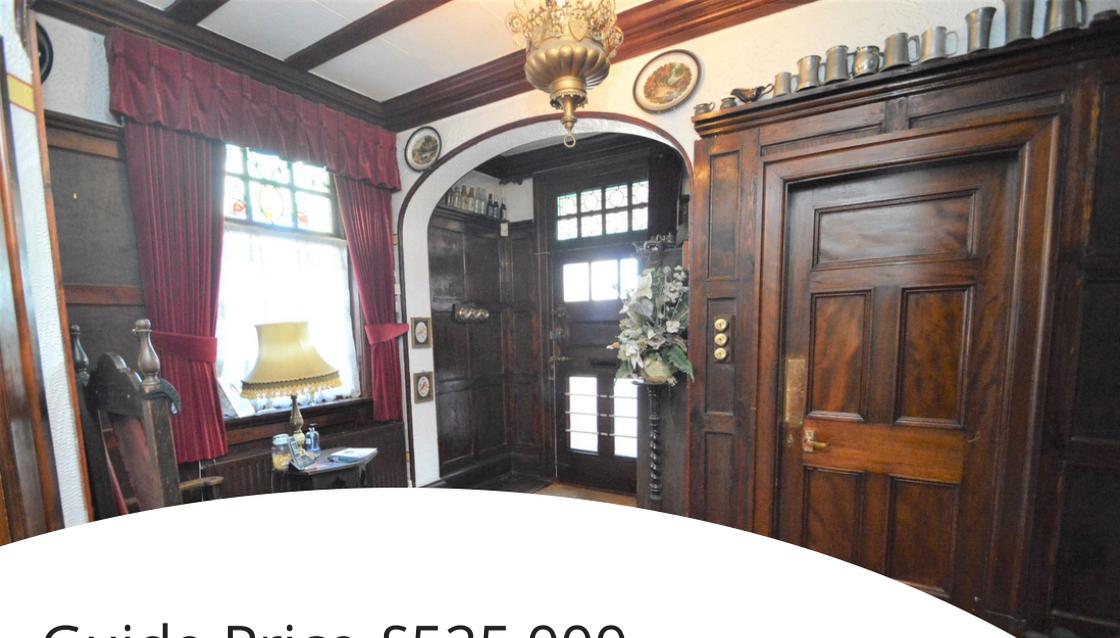




Kennerley Road, Davenport,
Stockport, Cheshire. SK2 6EY



**HARVEY
SCOTT**



Guide Price £525,000

Freehold

Harvey Scott are pleased to bring to the market this detached Edwardian style property. In brief the property comprises of entrance porch leading though to entrance hallway which leads off to reception room one, reception room two, cellar chambers, downstairs shower room, reception room three leading off to utility room/wc and open plan to kitchen. Reception room four leading off to reception room five and conservatory. To the first floor landing there is access off to bedroom one, two, three, four, bathroom, separate WC and stairs to loft rooms. The loft has two rooms leading off the landing. The rear pf the property benefits from a well proportioned rear garden and to the front there is ample driveway parking set behind wrought iron gates and a garage. This property is available with vacant possession. Viewings are essential to appreciate the properties size, layout and potential.





Ground Floor

Porch

7' 8" x 5' 2" Max. window to side elevation, glass door to front elevation, tiled flooring, centre ceiling light.

Hallway

17' 8" x 22' 9" Max. Wooden and carpet flooring, centre ceiling light, alarm unit, stained and leaded window to side elevation, leading out to reception room one, staircase to first floor landing, staircase to cellar chambers, downstairs shower room, door to side elevation, reception room two, reception room three leading off to utility room/wc and open plan to kitchen, reception room four open plan to kitchen and leading out to reception five and conservatory.

Reception Room One

15' 5" x 14' 7" Max. Leaded bay window with secondary glass to front elevation, gas central heating radiator, centre ceiling light, x 2 leaded windows to side elevation, gas fire place, centre ceiling light, power points and TV point.

Reception Two

20' 3" x 13' 4" Max. Stained leaded corner bay window with secondary glass, centre ceiling light, power points, gas central heating radiator, x 3 wall lights, open working fire place and stained glass leaded window into reception four.

Downstairs Shower Room

5' 9" x 7' Max. Centre ceiling lights, W/C, frosted windows to side elevation into utility room, wash hand basin and walk in shower.

Reception Three

11' 2" x 15' 9" Max. Centre ceiling light, power points, TV point, original air raid wardens post feature inset into chimney breast, gas central heating radiator leading out to utility room and open plan to kitchen.

Utility Room / WC

10' 5" x 4' 8" Max. uPVC double glazed window to side elevation, centre ceiling light, frosted window into shower room, space and plum for washing machine, W/C, x 2 wash hand basins, and storage cupboard.

Reception Four

17' 3" x 11' Max. Open plan to kitchen and reception room three, leading out to reception room five and conservatory. Ceiling tube light, window into conservatory, thermotic control system, stained leaded window to reception room two, gas central heating and power points.

Reception Five

12' 8" x 13' 1" (3.86m x 3.99m) Max. Double glazed window into reception room four, double glazed window out to rear garden, tiled flooring, gas central heating radiator, fuse box, loft hatch, wall light, stove set into brick built chimney breast, ceiling beams and power points.

Conservatory

19' 10" x 8' 8" Max. Gas central heating, x 2 wall lights, security alarm, x 2 sliding doors leading out to rear garden.

First Floor

Landing

22' 1" x 18' 7" Max. Stained glass leaded window to front elevation, centre ceiling light, wall light, power points, leading off to bedroom one, two, three, four, bathroom, separate WC and stairs to loft.

Bedroom One

14' 4" x 15' 3" Max. x stained glass leaded windows to front elevation, centre ceiling light, electric wall heater and power points.

Bedroom Two

(13' 5" x 17' 2") Max. Secondary glazed leaded window to rear elevation, power points, storage heater, x ceiling lights, electric fire place and leaded double glazed window to front elevation.

Bedroom Three

11' 4" x 11' Max. Double glazed leaded windows to rear elevation, storage heaters, ceiling light and

Bedroom Four

7' 4" x 9' 1" Max. Double glazed leaded window to front elevation and centre ceiling light.

Bathroom

5' 1" x 11' 3" Max. Leaded stained glass window to side elevation, centre ceiling light, x 2 piece suite comprising wash hand basin, bath with shower, storage cupboard, tiled flooring and partially tiled walls.

Separate WC

3' 10" x 5' 7" Max. Stained glass sash window to rear elevation, x 2 piece suite comprising WC, wash hand basin and ceiling light.

Attic

Loft Landing

Steps leading to loft landing, velux window, power points, leading off to attic room one and two.

Attic Room One

23' 4" x 8' 1" Max. Ceiling light, velux window.

Attic Room Two

5' 11" x 15' 5" Max.

External

Driveway and Garage

Double entrance paved ample driveway set behind wrought iron gates, comprising of surrounding hedge rose, shrubbery, cordyline australis trees, partially surrounded brick wall, double wooden gate leading to side and rear, cast iron antique lamppost, wall mounted antique post-box. Garage with up and over door.

Garage

Up and over door, with power and light.

Rear Garden

Steps leading up to conservator from both sides, paved area, feature pond, outside security lights, wrought iron gates securing side ginnel for disposal for bins, steps leading to lawn area with greenhouse.

Cellar Chambers

Chamber Two / Kitchen

12' 5" x 18' 6" Max. Power and light, two windows to side elevation, wall and base units and sink.

Chamber One

17' 8" x 13' 6" Max. Bay window to the front, power and light.

Chamber Three

8' 8" x 10' 7" Max. Power and light

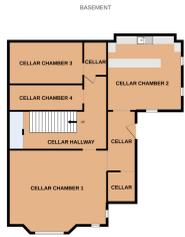
Chamber four

10' 8" x 5' 6" Max. Power and light

Chamber Five

Power and light and combi boiler.





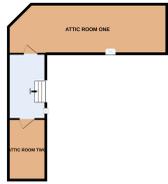
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Davenport
0161 483 4444
davenport@harveyscott.co.uk