

3 Woodend Road  
Davenport, Stockport, SK3 8TG



*mosley jarman*



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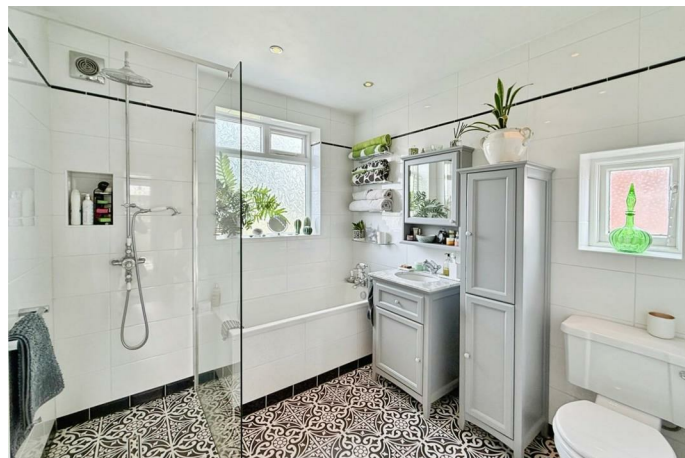
**Offers Over £475,000**

A superbly presented and extended three-bedroom 1930's semi-detached family home, ideally situated in the sought-after area of Davenport. Conveniently located close to local shops, Davenport and Woodsmoor train stations, and within the catchment area for highly regarded schools, this property offers both charm and practicality. Full of character and warmth, the home has been lovingly maintained by the current owner for over 40 years.

It benefits from off-road parking, gas-fired central heating, uPVC double glazing alongside beautiful stained glass windows, a downstairs WC, a landscaped rear garden and a detached garage with light and power.

The accommodation briefly comprises: a porch, a spacious entrance hallway with stairs to the first floor and access to the WC, a dining room with a bay window - enhanced by a high front hedge providing excellent privacy, a living room featuring a fireplace, bay window and access to the rear garden and an extended dining kitchen fitted with matching wall and base units. The kitchen enjoys dual-aspect windows that flood the space with natural light and incorporates a generous dining area, perfect for entertaining, with stunning views over the landscaped garden - truly a standout feature of the home. A car port is conveniently located just off the kitchen.

To the first floor are three well-proportioned bedrooms, two of which feature bay windows, with the master bedroom overlooking the beautifully maintained rear garden. Completing the accommodation is a stylish family bathroom, recently refurbished to a high standard with contemporary tiles, modern fittings, and dual aspect windows.



- A superbly presented and extended three-bedroom 1930's semi-detached family home
- Located in the highly sought-after area of Davenport
- Within easy reach of local shops, Davenport and Woodsmoor train stations
- Full of charm and character, lovingly maintained by the same owner for over 40 years
- Off-road parking and a detached garage with light and power
- Attractive stained glass windows alongside uPVC double glazing
- Gas-fired central heating
- Landscaped rear garden
- Recently refurbished family bathroom
- Falls within the catchment area for highly regarded schools



### The Grounds and Gardens

To the front of the property, there is a well-maintained driveway providing ample off-road parking, complemented by a mature, high hedge that offers an excellent degree of privacy from the road. To the rear, the property boasts a beautifully landscaped garden, thoughtfully designed and maintained to an immaculate standard. The space provides a perfect setting for both relaxing and entertaining, with a variety of established planting and well-kept lawn areas. In addition, there is a detached garage equipped with light and power, along with a useful carport.

### The Location

Davenport is a district of Stockport, Greater Manchester, England; until 1974, it was part of Cheshire. At the 2011 census, it had a population of 14,924.[1]. The railway station, at Davenport's main road junction, allows travel by rail towards Manchester Piccadilly, Stockport, Hazel Grove and Buxton. Services are generally half-hourly, but hourly on Sundays. Local bus services are operated by Stagecoach. Routes include the regular 192 service along Buxton Road between Manchester and Hazel Grove. Cale Green Park is a popular local attraction with its bowling green, tennis court, basketball court and playground. Stockport Lacrosse Club, the oldest in the world, have played at Cale Green Cricket Club since 1876.

### Important Information

Heating - Gas powered Central heating

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

Flood Risk - High (Surface water), Very Low Risk (sea and rivers)

Water Meter - Yes

Freehold

Broadband providers - Openreach- FTTP (Fibre to Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin Media, EE & Three

Mobile providers- Mobile coverage at the property available with all main providers. (Some limited indoor and outdoor coverage).

\*\*Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

\*\*Information provided by GOV.UK

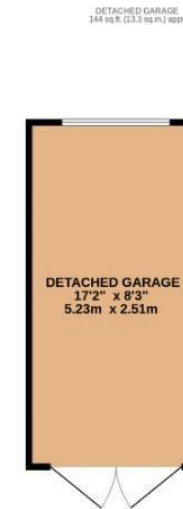
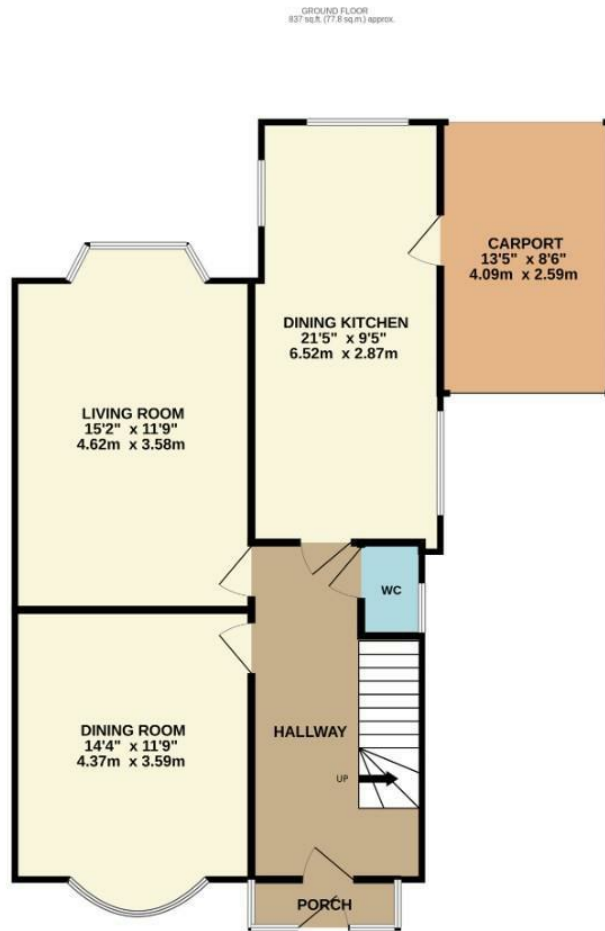
Postcode: **SK3 8TG**

What 3 Words: **trials.panel.hopes**

Council Tax Band: **D**

EPC Rating: **C**

Tenure: **Freehold**



TOTAL FLOOR AREA: 1573 sq.ft. (146.1 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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