

**17 Beech Avenue**  
Davenport, Stockport, SK3 8HA



*mosley jarman*





## 17 Beech Avenue, Davenport, Stockport, SK3 8HA

**Offers Over: £575,000**

An extremely well presented, spacious and extended five/six bedroom, three bathroom link-detached family home situated in the Cale Green Conservation Area on a quiet, tree-lined avenue close to local amenities, local and national rail services, St Georges Primary School and Stockport Grammar School. The property features four double bedrooms, plus an additional bedroom in the main house, together with an integral but self-contained annexe consisting of an open plan living kitchen with French doors opening onto the garden, double bedroom and en-suite. The property offers several spaces ideal for home working, plus plenty of flexibility for a growing family. Downstairs, the accommodation includes: entrance hallway (with understairs storage), spacious living room (with beautiful cast iron fireplace), modern dining kitchen (fitted with matching wall and base units, space for appliances, and breakfast bar) leading into a dining area with sliding door access to the rear garden, and a sitting/family room (perfect for entertaining), inner hallway with access to w/c and integral garage. On the first floor, the landing gives access to five bedrooms (the master bedroom benefitting from fitted wardrobes and drawer units and a stylish en-suite) and a recently refurbished family bathroom. The property benefits from double glazing, gas-fired central heating and off-road parking for several cars. NO CHAIN.



- AN EXTREMELY WELL PRESENTED, SPACIOUS AND EXTENDED FAMILY HOME
- LOCATED ON A QUIET, TREE-LINED AVENUE
- MODERN DINING KITCHEN
- CLOSE TO MOTORWAY NETWORK, RAIL SERVICES, AND DAVENPORT SHOPS
- SELF-CONTAINED ANNEXE
- FIVE/SIX BEDROOMS & THREE BATHROOMS
- DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING
- OVER 2200 SQFT
- SITUATED IN THE CALE GREEN CONSERVATION AREA
- GARAGE AND DOWNSTAIRS W/C



## The Grounds and Gardens

To the front of the property there is a lawned garden and a driveway providing ample off road parking for a number of cars. The rear garden is an excellent size and enjoys a large paved patio area and is mainly laid to lawn with bushes and shrubs.

## The Location

Davenport is a district of Stockport, Greater Manchester. It is a well-established, vibrant community, centred around Davenport Shops, which include a deli, wine bar, Funky Monkey coffee shop, eateries, butchers, bakery and local Spar. Davenport also has its own train station with regular services towards Manchester in the north and Buxton in the south. All of this is within 10 minutes walk of the property, as are local bus services on Bramhall Lane and the A6. Stockport mainline station is also easily walkable, with frequent train service to London, and the M60 is within a 5 minute drive. The nearby Cale Green Park is a popular, well maintained local park with tennis courts, bowling green, play area, basketball court, walking and seating areas. Stockport Cricket Club, located at the end of Beech Avenue, has been home to the world's oldest lacrosse club since 1876.

## Important Information

Heating - Gas central heating (radiators)

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

Flood Risk - Very Low Risk (Surface water). Very Low Risk (sea and rivers)\*\*

Water Meter - yes

Freehold (rent charge £12 per annum)

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

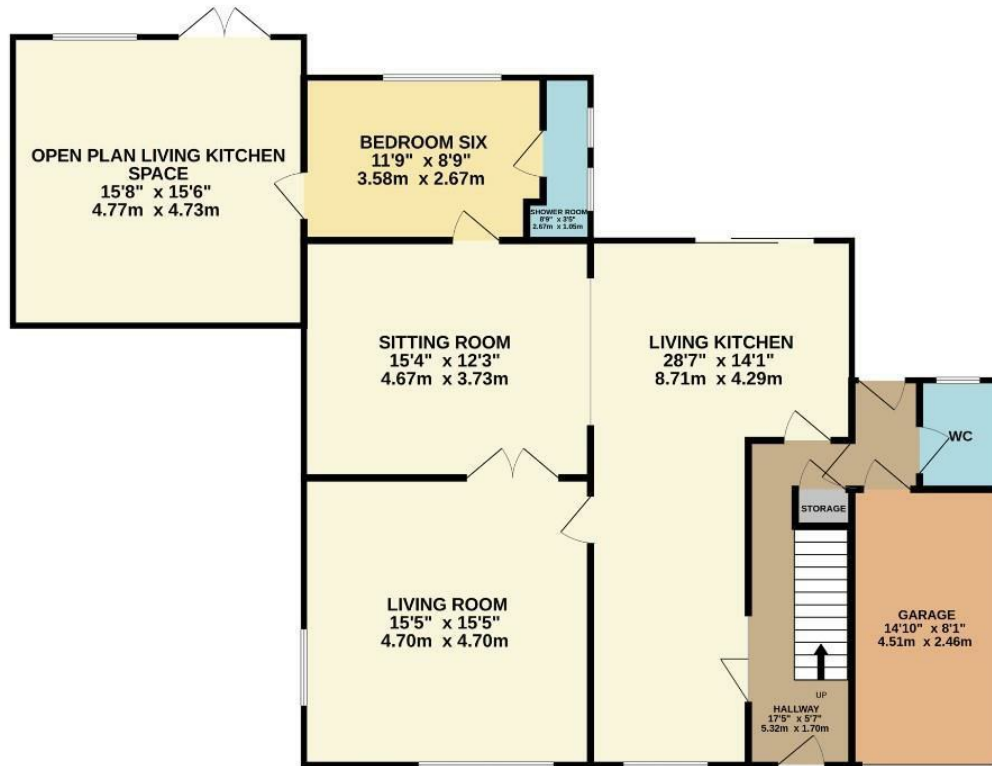
Mobile providers- Mobile coverage at the property available with all main providers\*.

\*\*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.

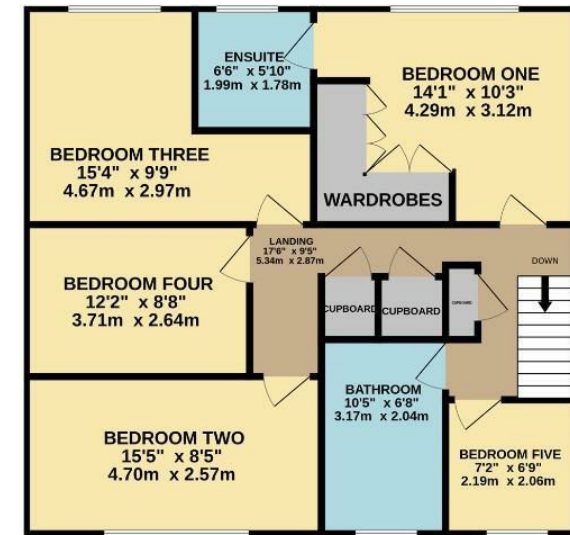
\*\* Information provided by GOV.UK



GROUND FLOOR  
1376 sq.ft. (127.9 sq.m.) approx.



1ST FLOOR  
831 sq.ft. (77.2 sq.m.) approx.



TOTAL FLOOR AREA : 2208 sq.ft. (205.1 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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