

# 90a Bramhall Lane

Davenport, Stockport, SK2 6JG



*mosley jarman* 



**90a Bramhall Lane, Davenport, Stockport, SK2 6JG**

**£435,000**

A stunning period four bedroom semi-detached family house situated in a sought after location within a stone throw of local shops, amenities, Cale Green Park, desirable schools and walking distance to Davenport Train Station. The property benefits from an array of original features and charm, part UPVC double glazing, solar panels, converted cellars and a fabulous mature garden. The accommodation includes; entrance porch, spacious hallway (with stairs leading to the first floor), living room (with bay window, open fire, original coved ceiling and picture rails), dining room and a kitchen (fitted with a range of matching wall and base units, space for appliances, dual aspect sash windows, original cupboards and access to the rear garden). To the first floor there is a landing which provides access to four bedrooms (three doubles) and a family bathroom (with modern three-piece suite).

- A stunning semi-detached family house
- Four / Five bedrooms
- Two reception rooms
- Converted Cellars
- Lots of original features and Charm
- Solar panels
- Mature garden
- Close to desirable public and private schools
- Walking distance to Davenport Train Station
- Highly convenient location close to all local amenities



### The Grounds and Gardens

To the front of the property there is a walled courtyard garden with bushes and shrubs leading to the front door. Whilst to the rear of the property there is a large mature garden (with trees, bushes, shrubs and boarders).

### 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.<sup>[1]</sup> 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 central heating

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- tbc

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 Virgin Media, EE, Three<sup>\*</sup>

Mobile providers- Mobile coverage at the property available with all main providers<sup>\*</sup>.

<sup>\*</sup> 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.

<sup>\*\*</sup> Information provided by GOV.UK

**Postcode:** SK2 6JG

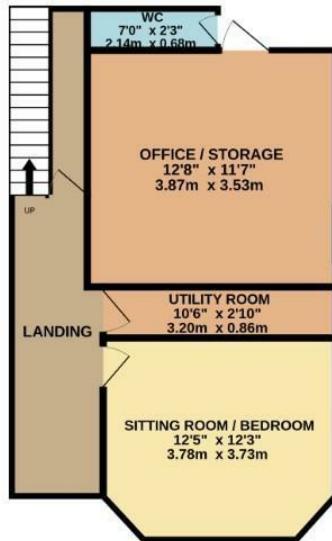
**What 3 Words:** entry.zone.candle

**Council Tax Band:** C

**EPC Rating:** D

**Tenure:** Freehold

BASEMENT  
464 sq.ft. (43.1 sq.m.) approx.



GROUND FLOOR  
668 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR  
668 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA: 1799 sq.ft. (167.2 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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