

26 The Crescent, Davenport, Stockport,
Stockport, Cheshire SK3 8SN



- Beautiful Victorian Semi Detached Home
- Original Period Features Throughout
- Two Reception Rooms and Dining Room
- Four Bedrooms
- Modern Family Bathroom & Downstairs W/C
- GCH and Original sash windows throughout
- Located on the popular Crescent Estate
- Set within a well maintained conservation area
- Off Road Parking for several vehicles & garage to rear
- Viewings are essential to appreciate this property

Guide Price £750,000

Harvey Scott are delighted to bring to the market this beautiful period late Victorian/early Edwardian semi-detached property, located on one of Cheshire's most popular and sort after Conservation areas. The Crescent is a well maintained conservation area, known for its surroundings of mature trees and well kept shrubbery. Set in one of the most popular and convenient districts of Davenport, the property is just a short walk from local amenities and main line transport links connecting to the City Centre of Manchester or Buxton in the Derbyshire Peak District. In brief, this property begins with a beautifully well tended front garden, enclosed with brick walls, mature trees and metal gates upon entrance to the well maintained stone patio driveway, suitable for several cars. Mature stone steps lead to the original lead stain glass front door and windows. A large L-shaped entrance hallway with original oak bannisters and additional supporting features provides access off to the Main Reception Room, Second Reception Room, Dining Room, Kitchen, Downstairs WC, stairs down to cellar chambers and stairs to first floor landing. External door to side elevation gives access out to driveway and rear garden; the Second Reception Room also gives external access leading straight out to the rear garden and stone patio area. To the first floor, a large landing provides access off to Bedroom One, Bedroom Two, Bedroom Three, Bedroom Four, a modern Family Bathroom and loft hatch access for storage. Basement level consists of five good size cellar chambers, two of which are being used as a workshop and utility room, one of which would benefit as a games room. Cellar chambers have plumbing and electricity running throughout. The



The Crescent estate is one of Cheshire's most popular and sort after estates, situated in one of the most popular districts, Davenport. Set within a conservation area, the Crescent is well known for its beautifully maintained streets with mature trees and shrubbery. Davenport offers a range of quality shops suitable for most day to day requirements and the area also boasts a good range of social and recreational facilities, good local schools cater for children of all ages. Ideal for the commuter, the area is especially well placed for easy access to the business centres of Stockport and Manchester. Stockport train station offers fast commuter service routes to the North and the South of the UK. Davenport train station is situated within a short walking distance of the



Ground Floor

Entrance Hallway

13' 6" x 18' 2" (4.11m x 5.54m) Max. Original stain glass windows to front elevation with original wooden front door, coving throughout, architraving, two ceiling lights, dado rails, gas central heating radiator, alarm system, smoke alarm, power points, leading off to Main Reception Room, Reception Room Two, Dining Room, Kitchen, Downstairs WC, stairs to first floor landing, access down to cellar, access to rear through side elevation leading out to garden.

Main Reception Room

12' 9" x 17' 10" (3.89m x 5.44m) Max. Original single glazed stain glass sash bay window to front elevation, centre ceiling light, coving and picture rails, gas central heating radiator, power points, TV point, electric fire with original feature tiling and wooden fireplace surround.

Second Sitting Room

12' 9" x 16' 2" (3.89m x 4.93m) Max. Single glazed windows to rear elevation, centre ceiling light, coving, picture rails, power points and TV point, working electric fire fireplace surround, gas central heating radiators, single glazed wooden door leading out to rear garden.

Dining Room

13' 3" x 12' 2" (4.04m x 3.71m) Max. Double glazed metal sash windows to rear elevation, gas central heating radiators, power points, centre ceiling tube light, original built in storage cupboards.

Kitchen

6' 7" x 9' 2" (2.01m x 2.79m) Max. Laminate flooring, single glazed window to side elevation, ceiling tube light, range of wall and base units surround comprising of, stainless steel sink and drainer, space for fridge/freezer, space for oven, power points, partly tiled walls to splash back.

Downstairs WC

Original single glazed stain glass sash window to front elevation, coving, centre ceiling light, gas central heating, low level WC and wash hand basin, tile to splash back.

First Floor

Landing

6' 7" x 9' 2" (2.01m x 2.79m) Max. Centre ceiling light, dado rails, original oak bannisters, power points, access to loft hatch, access to Bedroom One, Bedroom Two, Bedroom Three, Bedroom Four and Family Bathroom.

Bedroom One

12' 9" x 17' 09" (3.89m x 5.41m) Max. Original single glazed stain glass sash bay window to front elevation, gas central heating radiators, power points, ceiling light, built in wardrobes and dressing table, coving and picture rails.

Bedroom Two

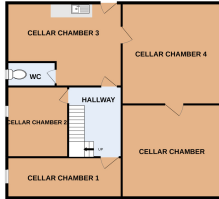
12' 9" x 16' 4" (3.89m x 4.98m) Max. Original single glazed French sash windows to rear elevation, gas central heating radiator, two ceiling light, power points, coving, built in wardrobes and shelving.

Bedroom Three

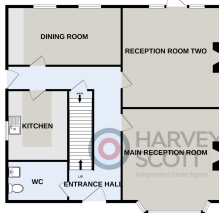
13' 3" x 12' 3" (4.04m x 3.73m) Max. Original single glazed sash windows to rear and side elevation, ceiling light, coving, gas central heating radiator, power



BASMENT



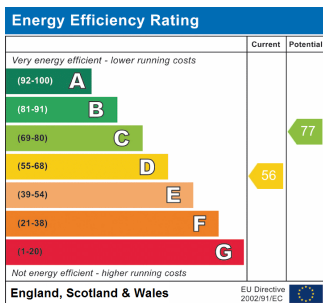
GROUND FLOOR



1ST 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 for 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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Services

Mains electricity, gas and water.

Local Authority

Tenure

Freehold

Viewing

By appointment only. For further information, particulars to view please contact a member of staff at Harvey Scott.

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