



## The Crescent, Stockport,

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£385,000



## Property Details

# The Crescent, Stockport,

## Key Features

An exciting opportunity to acquire a beautifully presented three-bedroom home, positioned on one of Davenport's most exclusive and sought-after roads. Lovingly maintained and tastefully decorated throughout, this charming property offers the perfect blend of character, comfort and future potential.

The accommodation is well balanced and ideal for modern family living. To the front, a welcoming sitting room provides a cosy yet elegant space to relax, while to the rear you'll find a superb open plan kitchen diner overlooking the garden – a light-filled hub of the home, perfect for entertaining and everyday family life. Large windows frame delightful views across the garden, seamlessly connecting indoor and outdoor living.

Upstairs, there are two generous double bedrooms, a well-proportioned single bedroom and a family bathroom fitted with an accessible walk-in shower.

Externally, the property continues to impress. The lovely rear garden offers a private and peaceful setting, ideal for enjoying the warmer months. To the rear, there is a garage and off-road parking, with additional potential to create a driveway to the front thanks to the substantial frontage – a rare and valuable feature on this road. Furthermore, there remains excellent scope for extension or further improvement (subject to the relevant permissions), allowing buyers to tailor the home to their own needs over time.

Perfectly located within walking distance of Davenport railway station, offering direct rail links to Stockport and Manchester, as well as local shops and restaurants, this home combines exclusivity with everyday convenience.

A rare opportunity on a premier road – this property truly must be viewed to be fully appreciated.

- Beautifully presented three-bedroom home on one of Davenport's most exclusive and sought-after roads
- Excellent scope for extension or further improvement (subject to relevant permissions)
- Two generous double bedrooms and a well-proportioned single bedroom
- Open plan kitchen diner to the rear with views over the garden, ideal for modern family living
- Garage and off-road parking located to the rear
- Potential to create a front driveway thanks to the large frontage (subject to consents)
- Close to local shops, cafes and restaurants
- Highly desirable location combining convenience with exclusivity
- Lovely rear garden providing a private and attractive outdoor space
- Tastefully decorated throughout and exceptionally well maintained

Living Room

Kitchen Dining Room

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

WC

### Anti Money Laundering Checks

Please be advised that, in accordance with legal requirements and to maintain compliance with Anti-Money Laundering regulations, prospective buyers are obligated to undergo AML checks upon acceptance of their offer for the property listed in this brochure.

These AML checks are a mandatory part of the property transaction process and are designed to prevent and detect potential money laundering activities. The cost associated with each AML check is £30 per applicant, and this fee will be charged to the respective individuals undergoing the checks.

Please note that failure to comply with these AML checks may result in delays or complications in the completion of the property transaction.

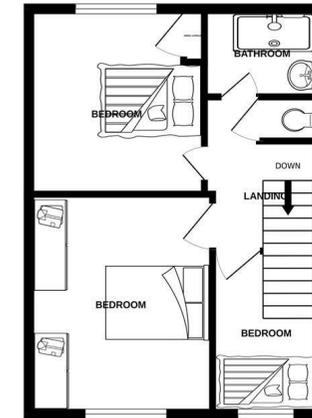
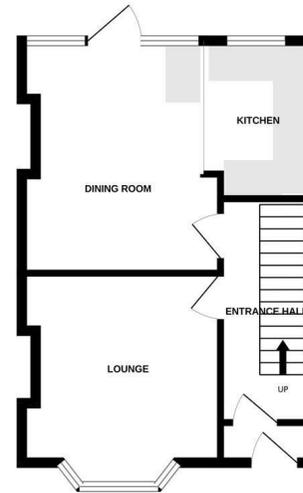


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GROUND FLOOR

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 errors, omissions or mis-statements. 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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B

**TENURE:**  
Freehold

**EPC RATING:**

**LOCAL AUTHORITY:**  
Stockport