

Part Exchange  
Considered



Frewland Avenue, Davenport, Stockport, SK3 8TZ

SHRIGLEY ROSE & CO  
Bespoke Estate Agents





## Frewland Avenue, Davenport, Stockport, SK3 8TZ

Chain Free, Four Bedroom Period Semi-Detached Home, in move in condition and Huge Loft with Conversion Potential

Positioned on the ever-popular Frewland Avenue in Davenport, this attractive period semi-detached home offers an appealing blend of character, space and modern updates, making it an ideal choice for families.

Living here provides an excellent balance of convenience and lifestyle. The road is within comfortable walking distance of local shops, welcoming pubs and everyday amenities, while nearby green spaces offer pleasant routes for dog walking and weekend strolls. Well-regarded schools are close by, adding further appeal for families. Davenport train station is also just a short walk away, providing straightforward access into Manchester and Stockport, while nearby motorway links make commuting and longer journeys easy. Altogether, it is a well-connected yet comfortably residential setting.

The home itself has been recently refreshed and feels almost like new, with new carpets throughout, fresh internal and external decoration, new windows across much of the home and a newly fitted gate and fencing.



To the front, a long paved driveway provides parking for two large cars and leads to a side car port. From here, a newly fitted side gate gives secure access to the rear garden. The front garden includes established shrubs which provide attractive colour when they flower in spring.

Stepping inside, the character of this period home with high ceilings is immediately apparent. The ground floor offers three reception rooms, creating flexible living space for modern family life. To the front is a welcoming sitting room/playroom, which could equally serve as a formal dining room, featuring original wooden flooring and a chimney breast. To the rear is a comfortable living room with plush carpeting, a chimney fitted with working log burner and windows overlooking the garden. The open-plan kitchen and dining space sits at the heart of the home, with patio doors opening directly onto the garden, allowing the room to fill with natural light. The slate-floored kitchen is fully fitted with a brand new oven, induction hob and space for appliances such as a fridge/freezer and dishwasher, while two skylights and a side window ensure a bright and airy feel.

A convenient ground floor W/C adds practicality, while steps lead down to a useful cellar with two chambers, currently used for storage, completing this level.



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Upstairs, the first floor offers four bedrooms. Two are generous king-size rooms with bay windows, one overlooking the front and the other enjoying views across the garden. There are also two additional bedrooms, ideal for children, guests or a home office. A good sized tiled family bathroom serves the floor and includes both a bath and shower. A huge added benefit to this home is the large loft space, which offers excellent future potential for conversion (subject to the necessary permissions and as can be seen by next door). It could create an impressive master suite with an ensuite, or alternatively two additional bedrooms, perfect for a teenage retreat or an entire additional floor of living space.

Outside, the East-facing rear garden is a particularly attractive feature. It is long and beautifully green, with a Indian stone patio area that provides a wonderful setting for entertaining. The garden is hedge-lined for privacy and includes several trees along with mature rhododendrons and shrubs that flower in May, creating a colourful and established outdoor space.

A chain-free sale, generous living space and significant potential make this a superb opportunity to secure a charming family home in a sought-after Davenport location. Disclaimer: Some of the images used in this advert are computer-generated (CGI) and are for illustrative purposes only. These are intended to provide a general idea of the design and finish but may not accurately represent the final appearance of the home. Specifications, materials, and layouts may be subject to change.



## The Current Owners Love:

- The period features which give the house a lot of character
- The location, which is very green but very convenient for local amenities
- The fact it's been a great family home - the children have grown up very happily there and there's always been plenty of space for their friends and their hobbies

## We Have Noticed:

- Idyllic quality, newly renovated family home
- Potential scope for a large loft conversion
- Highly desirable location





## Key Features:

- Chain free sale
- A Four bedroom period semi-detached home with high ceilings and character features and the perfect family home!
- Recently refreshed throughout with new carpets, decoration, many new windows and new fencing/gate- move in condition
- Large loft offering excellent conversion potential (STPP), similar to neighbouring homes
- Useful cellar with two chambers providing additional storage space
- Substantial rear garden with a mix of Indian stone patio, green grassed area along with mature trees and established planting
- Convenient Davenport location, on a sought after road within walking distance of shops, pubs, green spaces and the train station
- Driveway parking for two cars with side car port and secure access to the rear garden

Tenure: Freehold

Council Tax Band: E

Possession: Vacant possession upon completion

Total Floor Area: 1663 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

## Property Summary:

Hallway  
5.87m x 3.18m

Sitting Room/Play Room  
4.22m x 3.75m

Living Room  
5.95m x 3.75m

Dining Kitchen  
6.18m x 3.25m

Wc  
2.17m x 1.46m

Bedroom 1  
5.95m x 3.75m

Bedroom 2  
4.22m x 3.75m

Bedroom 3  
3.28m x 2.92m

Bedroom 4  
3.28m x 2.25m

Bathroom  
2.47m x 2.21m

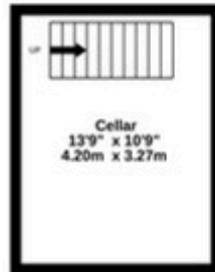
Cellar  
4.20m x 3.27m





DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

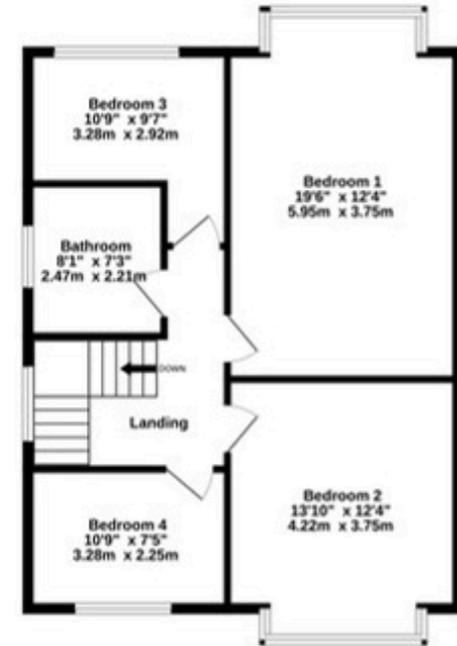
Basement  
288 sq.ft. (26.7 sq.m.) approx.



Ground Floor  
485 sq.ft. (44.8 sq.m.) approx.



1st Floor  
713 sq.ft. (65.8 sq.m.) approx.



**TOTAL FLOOR AREA : 1663 sq.ft. (154.5 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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