

ANY
PART EXCHANGE
WELCOME



Beech Avenue
Stockport, SK3 8HA

SHRIGLEY ROSE & CO
Bespoke Estate Agents





Beech Avenue, Stockport, SK3 8HA

Tucked away in the Cale Green Conservation Area on a quiet, tree-lined residential road, this beautifully extended five-bedroom link-detached family home offers exceptional versatility, generous living space, and the added benefit of a fully self-contained annexe. Set back from the road behind a screen of mature evergreen hedges, the property enjoys a particularly private and peaceful setting, all while being conveniently close to excellent schools, local amenities, and key transport links.

A real sense of space and light flows throughout the home, which has been thoughtfully updated and reconfigured to suit modern family life. The heart of the home is the open-plan kitchen and dining area—perfect for both relaxed family meals and entertaining—featuring an Indesit oven, gas hob, extractor fan, and breakfast bar. This area opens directly onto the sunny wraparound garden, providing a seamless transition to outdoor living. The dual-aspect lounge is fitted with warm laminate flooring and decorative fireplace, offering a cosy space to relax. A downstairs W/C and access to the integral garage add further practicality.

Upstairs, there are five well-proportioned bedrooms. The master suite benefits from fitted wardrobes and its own ensuite shower room, while the family bathroom is tastefully styled with mosaic flooring, a full-sized bath and an overhead shower. Additional features include plentiful storage and a fully insulated loft, ideal for further storage or potential conversion.

The annexe is an excellent feature of the home—ideal for guests, extended family or even rental use. Self-contained and thoughtfully designed, it includes a living space with kitchenette, shower room, and double bedroom. It benefits from its own separate entrance, individual heating system, and a dedicated consumer unit, allowing full independence from the main house if desired.



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Outside, the home continues to impress. The generous wraparound garden enjoys an abundance of sunshine throughout the day and offers a variety of lawned and paved areas perfect for children, pets, gardening or alfresco dining. The front garden, bordered by tall evergreen hedges, provides both privacy and kerb appeal, while the driveway offers off-road parking for multiple vehicles.

Located just a short walk from Cale Green Park and the historic Stockport Cricket Club, and within easy reach of Davenport and Stockport train stations, this home is perfectly positioned for family life. Local schools—including Hulme Hall Grammar and Stockport Grammar School—are all nearby, while the bustling Davenport village offers cafés, delis and convenience shops just a few minutes away.

Offered with no onward chain, this charming and well-maintained home presents an exciting opportunity to secure a flexible and substantial residence in one of Stockport's most characterful and well-connected neighbourhoods.

The Current Owners Love:

- Living on a quiet, tree lined street where you're not overlooked by other houses
- Fantastic transport connections (train and M60)
- When the sun shines you can always find sunny and shady spaces in the garden

We Have Noticed:

- Every room is really spacious
- This home offers great value for money, situated on a large plot
- The self contained Annexe adds another dimension to this property







Key Features:

- Offered with no onward chain
- Five-bedroom link-detached family home with excellent living space
- Self-contained annexe with kitchen, shower room, bedroom, own entrance, heating system & consumer unit
- Open-plan kitchen/diner
- Master bedroom with fitted wardrobes and stylish ensuite
- Integral garage and off-road parking via private driveway
- Generous wraparound garden with sun throughout the day
- Short walk to Hulme Hall Grammar, Stockport Grammar & Stockport Cricket Club
- Easy access to Davenport & Stockport stations, Cale Green Park & local shops
- Any Part Exchange Welcome

Tenure: Freehold

Council Tax Band: D

Possession: Vacant possession upon completion

Total Floor Area: 2253 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

Kitchen 5.18m × 2.57m

Living Room 4.70m × 4.70m

Snug 4.70m × 3.78m

Dining Room 4.57m × 3.33m

W/C n1.65m × 1.35m

Garage 4.70m × 2.57m

Annex Shower Room 2.87m × 1.04m

Annex Bedroom 3.66m × 2.87m

Annex Living Kitchen 4.88m × 4.57m

Bedroom 1 4.57m × 3.05m

Ensuite 1.96m × 1.83m

Bedroom 2 4.70m × 3.33m

Bedroom 3 4.70m × 2.74m

Bedroom 4 3.78m × 2.44m

Bathroom 3.05m × 2.13m

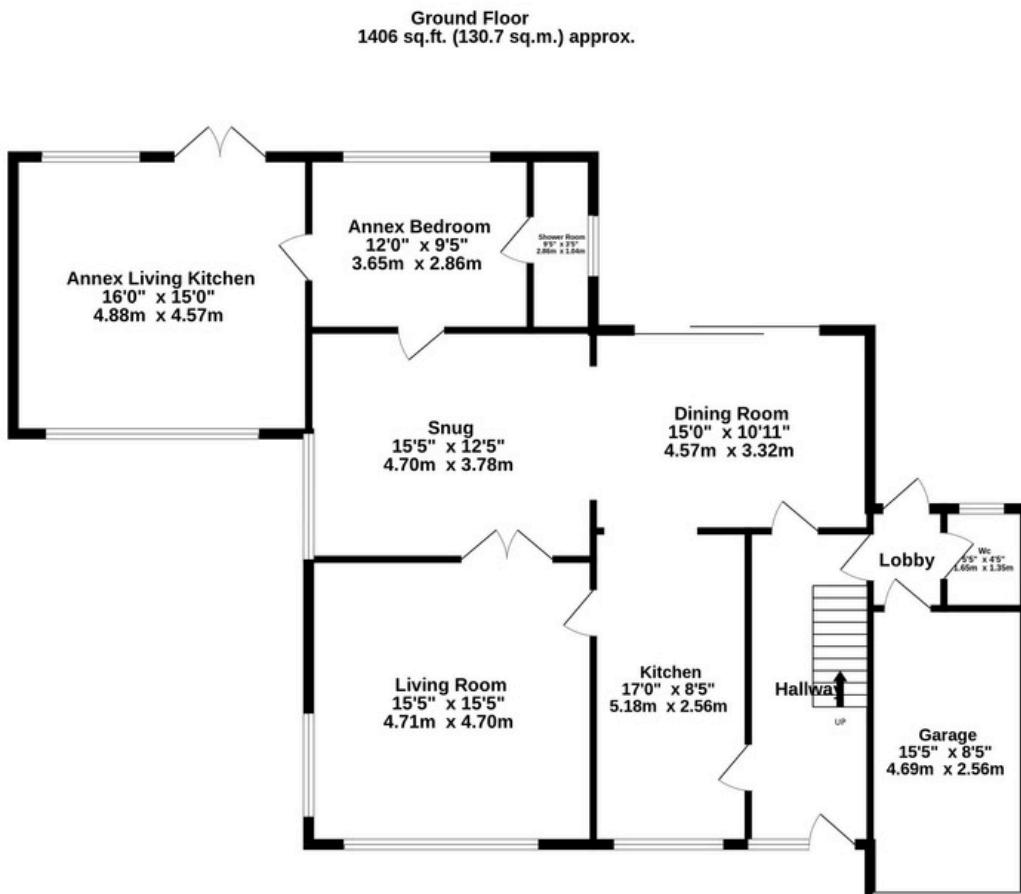


Energy Efficiency Rating

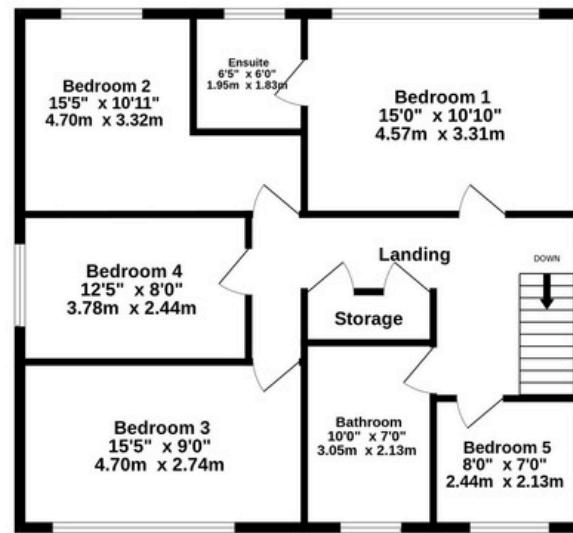
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	75
(55-68)	D	67
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



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



1st Floor
847 sq.ft. (78.7 sq.m.) approx.



TOTAL FLOOR AREA : 2253 sq.ft. (209.3 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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MONEY LAUNDERING REGULATIONS 2017 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-

operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.



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