

ANY  
PART EXCHANGE  
WELCOME



Frewland Avenue, Davenport, SK3 8TZ

SHRIGLEY ROSE & CO  
Bespoke Estate Agents





## Frewland Avenue, Davenport, SK3 8TZ

Welcome to Frewland Avenue, one of Davenport's most sought-after and picturesque residential addresses. Set within a designated Conservation Area, this charming tree-lined avenue is celebrated for its handsome period homes, peaceful setting, and close-knit, family-friendly community. Ideally positioned for excellent schools, convenient transport links, and a host of local amenities, this is an ideal location for growing families and professionals alike.

Originally constructed in the 1900's, this beautifully presented property spans across four floors, including a substantial cellar offering scope for conversion. From the moment you enter, you're met with a wonderful sense of light and space, thanks to the high ceilings, large bay windows, and stylish blend of period charm and modern finishes. The entrance hall sets the tone with contemporary mosaic tiles, a sleek stair runner, and a handy downstairs W/C, while a spacious porch provides a welcoming and practical arrival point.

The heart of the home is the bright and airy kitchen, complete with skylights, quality appliances including a Smeg gas cooker, Bosch dishwasher, LG fridge/freezer, and double oven/grill. French doors in the sunroom open out to the lush, private rear garden - a sun-filled sanctuary with mature planting, raised decked terrace, and vegetable allotments, ideal for both entertaining and quiet mornings. The elegant living room at the front of the home features an original fireplace, and is the current owner's favourite place to host and enjoy a cosy family Christmas! A separate utility room with a sink provides access to the driveway along with a flexible additional room - once a study, currently used as a recording studio, it could easily serve as a work-from-home space, creative studio or a big walk in pantry.

The principal bedroom is a truly elegant retreat, generously proportioned and bathed in natural light from a large bay window, with an original period fireplace adding warmth and charm. The second and third bedrooms are both well-sized doubles, ideal for children, guests, or even as a stylish home office or dressing room, each with their own appealing outlooks and a continuation of the home's light and airy feel. The rest of the bedroom accommodation is equally as impressive, offering space, character and versatility across the upper floors. The bay windows in most rooms that flood the home with natural light, and a seamless blend of classic character and contemporary style throughout.



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The top-floor studio style bedroom enjoys extensive eaves storage and a charming reading nook, offering a relaxing retreat. The tiled, bright family bathroom is clean and contemporary with a walk-in shower and a rolled-lip clawfoot bath - truly a peaceful sanctuary.

Outside, the home is set back behind a hedged front garden with lawn and seating area, and a driveway offering off-road parking for two to three cars. The private rear garden is particularly special - not overlooked, bathed in sunlight, and full of vibrancy, with established greenery and room to grow your own produce. A handy shed is also situated in the garden for all your gardening tools.

Further highlights of this family home includes previously granted planning permission for a single-storey rear extension (DC/074707).

The property is just a short stroll from Davenport's local shops, train station, and the much-loved Jolly Sailor pub, as well as open green spaces perfect for dog walking.



Families will also appreciate the school catchment, including Neville Road Primary, St Ambrose Catholic Primary, Stockport Secondary School, Bramhall High School, and St James' Catholic High along with coach routes to most private schools. Stockport Grammar School can also be found within walking distance.

This is a wonderful opportunity to own a light-filled, characterful home in a quiet, well-regarded road with a genuinely welcoming atmosphere. A home that simply feels good to be in - early viewing is highly recommended.

### The Current Owners Love:

- How private it is, set back and non overlooked at the rear.
- The size of the downstairs living area
- The location is fabulous

### We Have Noticed:

- The stunning entrance hall with contemporary mosaic tiles and modern stair runner
- Generously proportioned throughout, with high ceilings and large bay windows
- The tranquil, mature, picturesque sun filled garden





## Key Features:

- Situated on one of Davenport's most prestigious and peaceful tree-lined avenues
- Beautifully presented 1900's period home with original features and stylish modern touches
- Bright and airy kitchen with skylights and quality appliances including Smeg, Bosch and LG
- Four spacious bedrooms, including a charming top-floor studio with reading nook and eaves storage
- Planning permission in place for a single-storey rear extension
- Private, mature rear garden with raised deck, vegetable patches and plenty of sun
- Short stroll to Davenport's local shops, train station and the popular Jolly Sailor pub
- Excellent school catchment including Bramhall High and St James' Catholic High School

**Tenure:** Freehold

**Council Tax Band:** E

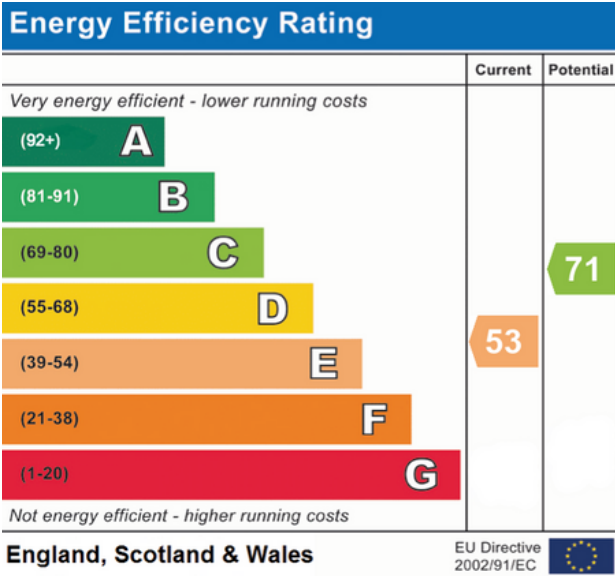
**Possession:** Vacant possession upon completion

**Total Floor Area:** 2394 sqft

**Viewing:** Strictly appointment only through Shrigley Rose & Co

Property Summary:

- Cellar 1
- 1.04m × 2.82m
- Cellar 2
- 2.82m × 3.91m
- Living Room
- 4.50m × 3.68m
- Sitting Room
- 5.49m × 3.68m
- Utility Room
- 3.38m × 1.88m
- Study/Creative Studio
- 2.39m × 2.06m
- W/C
- 1.09m × 1.02m
- Dining Room
- 7.01m × 5.18m
- Sun Room
- 6.20m × 3.23m
- Bathroom
- 2.77m × 2.49m
- Bedroom 1
- 5.49m × 3.68m
- Bedroom 2
- 4.50m × 3.68m
- Bedroom 3
- 3.78m × 3.12m
- Bedroom 4
- 4.45m × 3.28m
- Reading Area
- 2.79m × 2.51m



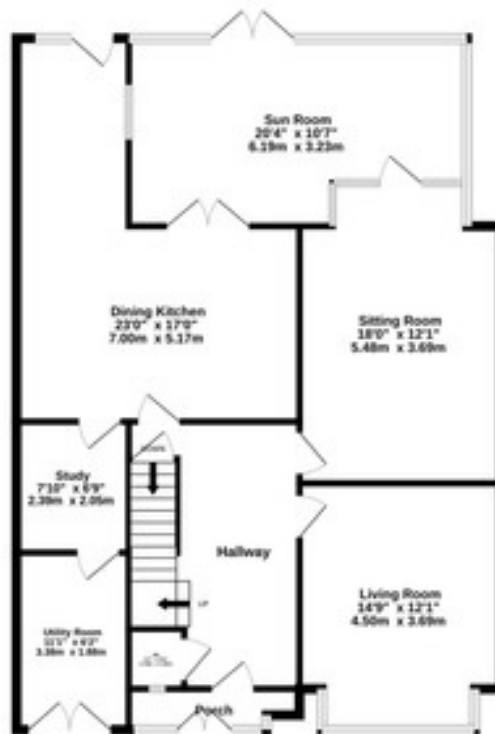


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

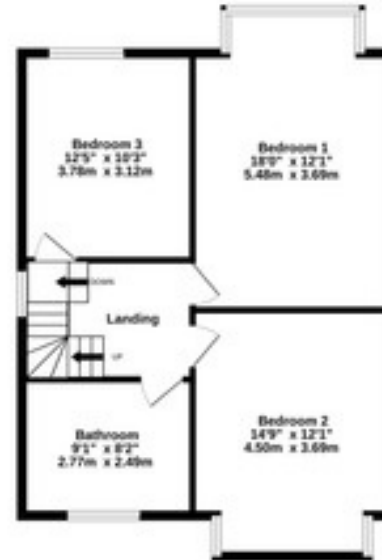
Basement  
176 sq.ft. (16.3 sq.m.) approx.



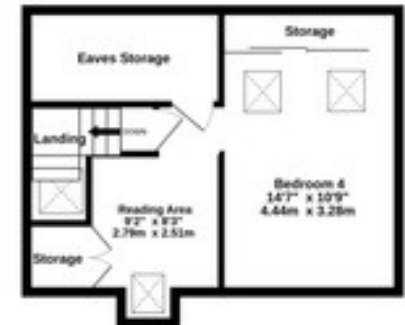
Ground Floor  
1070 sq.ft. (98.8 sq.m.) approx.



1st Floor  
682 sq.ft. (63.1 sq.m.) approx.



2nd Floor  
380 sq.ft. (35.0 sq.m.) approx.



**TOTAL FLOOR AREA : 2394 sq.ft. (222.4 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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