



8 Southgate, Heaton Chapel, Stockport, SK4 4QL

Guide Price £380,000

- Three Bedroom Semi Detached
- Refitted Shower Room & Cloak Room
- Gardens to Three Sides
- Vacant Possession - No Vendor Chain
- Off Road Parking
- In Need Of Updating - Priced To Sell !

8 Southgate, Stockport SK4 4QL

Three Bedroom Semi Detached set with a Cul-De-Sac. Modern Shower Room and Downstairs WC. Delightful Gardens to Three Side. Driveway Providing Off Road Parking. Dual Aspect Reception. No Vendor Chain



Council Tax Band: C



Nestled in a small cul-de-sac Joules bring to the market this delightful house offering a perfect blend of comfort and convenience. With three bedrooms, this property is ideal for families or those seeking extra space. The inviting dual aspect reception room provide ample opportunity for relaxation and entertaining, making it easy to host friends and family. The house also offers a breakfast kitchen and well appointed shower room and down stairs cloak room.

Situated in a desirable neighbourhood, residents will benefit from all the local amenities of either Heaton Moor or Heaton Chapel, both being close to hand, and excellent public transport links with Heaton Chapel Railway Station just a short stroll away.

Offered for sale with NO VENDOR CHAIN -

Entrance

Canopied entrance. Entrance door with glass panel and double glazed windows with obscure glass to sides.

Entrance Hall

Stairs with open balustrades to first floor, doors to lounge and breakfast kitchen. Understairs storage cupboard, central heating radiator, meter cupboards

Lounge/Sitting Room

18'9" x 11'3" plus bay

Dual aspect reception with double glazed bay window to the front elevation and further double glazed window overlooking the rear garden, two central heating radiators. Tiled fireplace housing living flame coal effect gas fire. Picture rails

Breakfast Kitchen

14'6" x 6'7" plus door recess

Breakfast kitchen with a range of units comprising: single drainer stainless steel sink

unit with tiled splashback and cupboard below. Further base and eye level units. Slot in gas cooker. Wall mounted Worcester boiler. Work surfaces. Double glazed box bay window to breakfast area with space for table and chairs

Cloak Room

Modern white two piece suite comprising: Low level WC and wash hand basin with mixer tap. Tiled splashback. Extractor fan

First Floor

Stairs and Landing

Open balustrade to stairwell. Double glazed window with obscure glass to half landing. Loft access hatch, doors to all first floor rooms

Bedroom One

10'2" x 10'7" plus bay

Double glazed bay window to the front elevation. Central heating radiator

Bedroom Two

11'0" x 8'3"

Double glazed window overlooking the rear garden, central heating radiator, picture rails

Bedroom Three

7'3" x 5'8"

Double glazed window overlooking the front garden, central heating radiator, picture rails

Shower Room

Modern white suite comprising: Shower cubicle, pedestal wash hand basin, low level WC. Double glazed window with obscure glass. Chrome heated towel radiator. Tiled and splash board splashbacks.

Outside

Front

Driveway providing off road parking, front garden packed with numerous plants flowers and shrubs. Fence and gate to the side elevation opening onto the rear garden

Side and Rear Garden

Enclosed garden to the side and rear. Lawned area surrounded with an abundance of plants, flowers and shrubs. Paved patio area abutting the property. Pathways around the property. Garden shed. Hedging to rear boundary, fencing to side boundaries

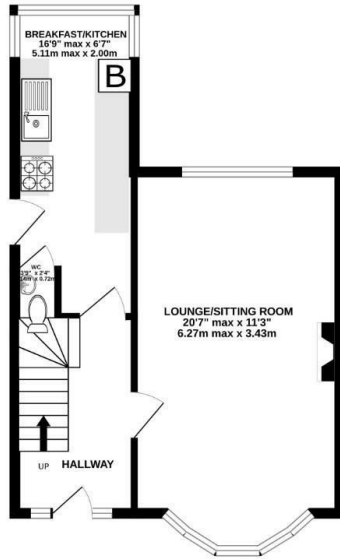
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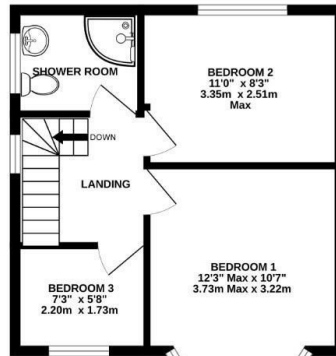




GROUND FLOOR
399 sq.ft. (37.1 sq.m.) approx.

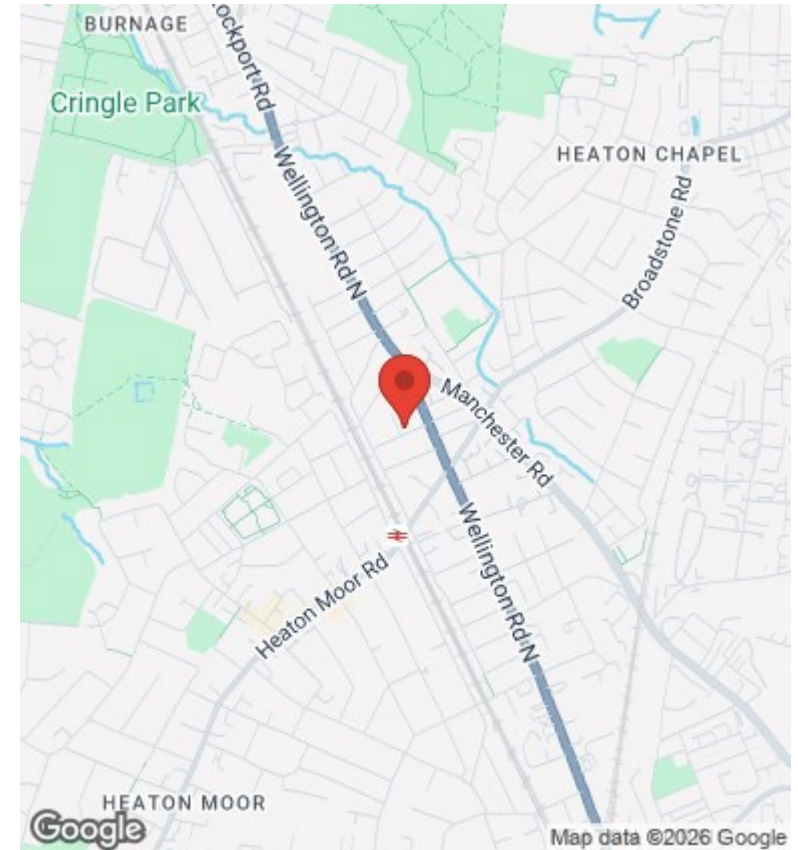


1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA: 745 sq.ft. (69.2 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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Directions

Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	