



**Flat A, Vale House Station Road, Heaton Mersey, Stockport, SK4 3EX**  
**£140,000**

- Ground Floor Flat
- No Vendor Chain
- Views Over Heaton Mersey Bowl
- One Double Bedroom
- Convenient Locality
- Shops, Amenities and Transport Links



# Vale House Station Road, Stockport SK4 3EX

One Double Bedroom Ground Floor Apartment. Good Size Lounge with Views over Heaton Mersey Bowl. White Three Piece Bathroom. Convenient Location. Close to East Didsbury Metrolink, Motorway Network and A34. Chain Free.



1



1



1



F

Council Tax Band: A



## Communal entrance

## Private Entrance

Entrance door giving access to the hallway

## Entrance Hall

Doors to all rooms. Entry phone system, tiled floor, high level meters over entrance door

## Lounge

14'9" x 11'9"

Large double glazed window with views to the front elevation

## Kitchen

11'8" 5'9"

Range of units comprising: Single drainer stainless steel sink unit with mixer tap, cupboard below, further base, drawer and eye level units, glass fronted display cabinets. Double glazed window to the side elevation, work surfaces with tiled splashbacks, plumbed and access for a washer

## Bedroom

11'3" x 11'0"

Good sized double bedroom, double glazed window with views to the front elevation

## Bathroom

7'5" x 5'8"

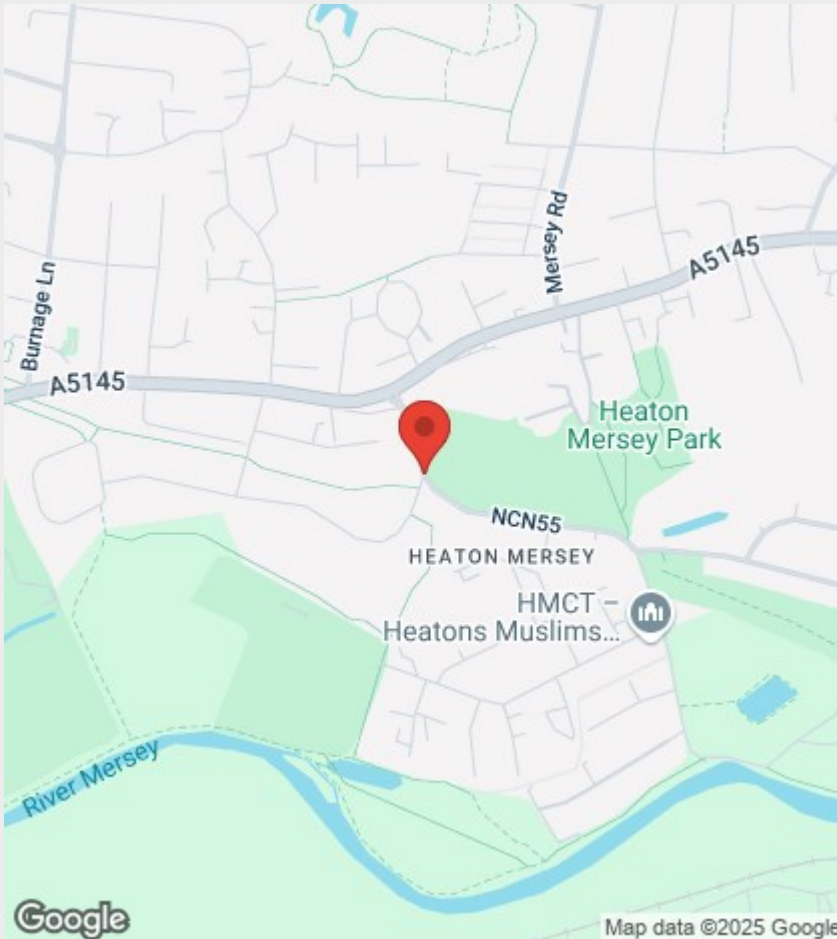
White three piece suite comprising: panelled bath with Triton shower over, low level WC with bidet shower and pedestal wash hand basin. Tiled floor

Leasehold 76 years remaining

Service Charge : To be confirmed

Ground Rent : To be confirmed

Council Tax Band : Band A



## Directions

## Viewings

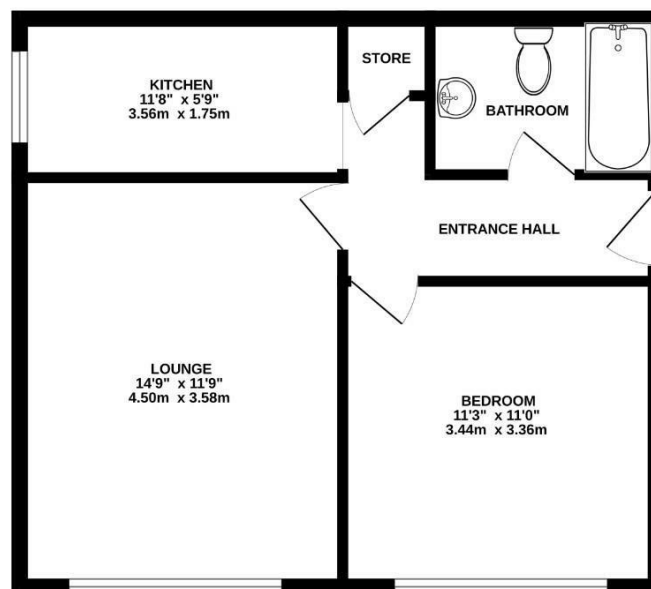
Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

## EPC Rating:

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		55
(39-54) <b>E</b>	36	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA - 470 sq ft (43.7 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. 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 the capability or efficiency can be given.  
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