



## 147 Craig Road, Heaton Mersey, Stockport, SK4 2BN

**Offers Over £343,000**

- Exceptionally Well Presented & Deceptively Spacious
- Four Piece Family Bathroom with White Suite
- Good Sized Southerly Facing Rear Garden
- Three Good Sized Bedroom
- Dual Aspect Lounge/Dining Room
- Backing on to Mersey Vale Nature Park
- Modern Fitted Kitchen with Integrated Appliances
- Off Road Parking & Garage
- Very Popular Location - Must Be Viewed !

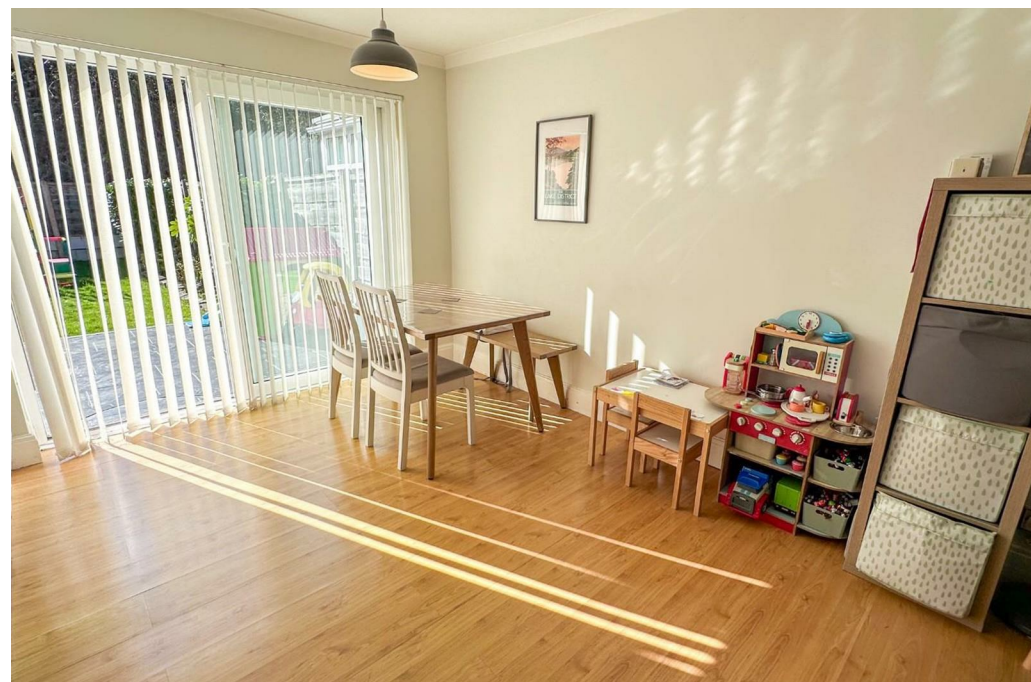
# 147 Craig Road, Stockport SK4 2BN

VIEWING DAY ON SATURDAY 19TH - CALL NOW TO BOOK IN!

Deceptively Spacious and Well Presented Throughout. Modern Fitted Kitchen with Integrated Appliances. White Four Piece Bathroom. Three Good Sized Bedrooms. Dual Aspect Lounge/Dining Room. Southerly Facing Rear Garden. Driveway and Garage. Backing onto Mersey Vale Nature Park. Must Be Viewed !

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Council Tax Band: C



Joules are delighted to bring to the market this exceptionally well presented and maintained three bedroom family sized semi detached situated on the every popular Craig Road.

The deceptively spacious accommodation briefly comprises: Entrance, porch, dual aspect bright and airy lounge/dining room with patio doors opening on to the rear garden. Comprehensively fitted kitchen with a good range of modern units and integrated appliances. Venturing upstairs you will find two double bedrooms and a large single bedroom along with a refitted bathroom with modern four piece suite. Outside is a patterned concrete driveway providing off road parking and leading to the good sized single garage. The patterned concrete path continues around the side of the elevation to the rear garden and provides a matching patio area abutting the property with a good sized Southerly facing lawned rear garden.

This really is a beautiful property offering ready to move into accommodation for any discerning buyer.

#### Porch

3'8" x 3'0"

Double glazed entrance door, double glazed window to the side

#### Lounge/Dining Room

23'6" x 10'9"

#### Maximum measurements

Spacious and well presented dual aspect room with double glazed window to the front elevation and double glazed patio doors opening onto the rear garden.

Laminated flooring throughout. Two contemporary style vertical central heating radiators, fire surround with display area and hearth below. Open doorway to kitchen and stairs.

#### Kitchen

9'8" x 7'8"

Modern fitted kitchen with a good range of units comprising: Single drainer stainless

steel sink unit with swan neck mixer tap over, cupboards below, further range of base, drawer and eye level units. Built in AEG electric fan assisted oven, Electric Schott Ceran hob with stainless steel splashback and stainless steel extractor hood over. Integrated automatic washing machine, AEG microwave and fridge. Work surfaces and upstands, tiled walls. Under unit display lighting, double glazed window overlooking the rear garden.

#### Inner Hall

Access to staircase. Large understairs storage cupboard, central heating radiator

#### First Floor

#### Landing

Double glazed window at half landing. Doors to all first floor room, loft hatch

#### Bedroom One

12'4" x 11'0"

Double Bedroom. Double glazed window to the front elevation, central heating radiator

#### Bedroom Two

11'2" x 11'0"

Double Bedroom. Double glazed window overlooking the rear garden, central heating radiator, laminated flooring

#### Bedroom Three

9'3" x 8'0"

Good sized single bedroom. Double glazed window overlooking the front elevation, central heating radiator, laminated flooring

#### Bathroom

8'0" x 8'0"

Attractively fitted bathroom with modern white four piece suite comprising; Bath with mixer tap and tiled panel, separate shower cubicle, low level WC and wash hand

basin set within vanity unit with bathroom cabinets below and to each side. Tiled walls and tiled floor, chrome heated towel radiator. Double glazed window with obscure glass to the side elevation.

#### Outside

##### Garage

16'10" x 8"

Maximum measurements.

Larger than average garage with up and over access door. Wall mounted boiler, power and light

##### Front

Attractive patterned concrete driveway leading to the garage and providing off road parking for a number of vehicles, pathway around the side of the property with gate giving access to the rear garden.

##### Rear

Southerly facing good sized enclosed rear garden. Predominantly lawned with numerous plants, flowers and shrubs to borders. Attractive patterned concrete patio area (matching the front driveway and laid in 2025) abutting the property, outside water tap, fenced boundaries

#### Important Information

Tenure : Believed to be Leasehold with a Ground Rent of £18.00 per annum

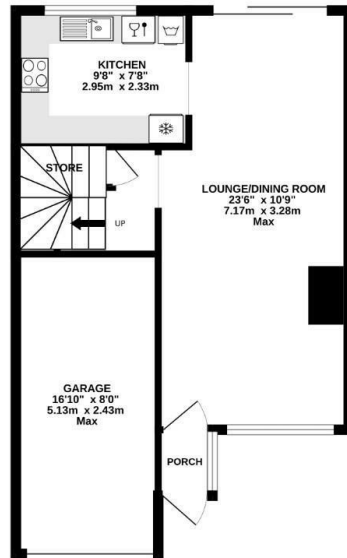
Length of Lease 999 years with 946 remaining

Council Tax Band C

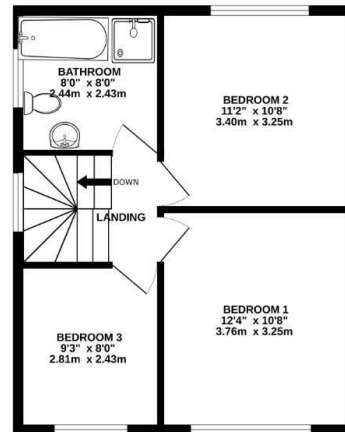




GROUND FLOOR  
499 sq.ft. (46.3 sq.m.) approx.

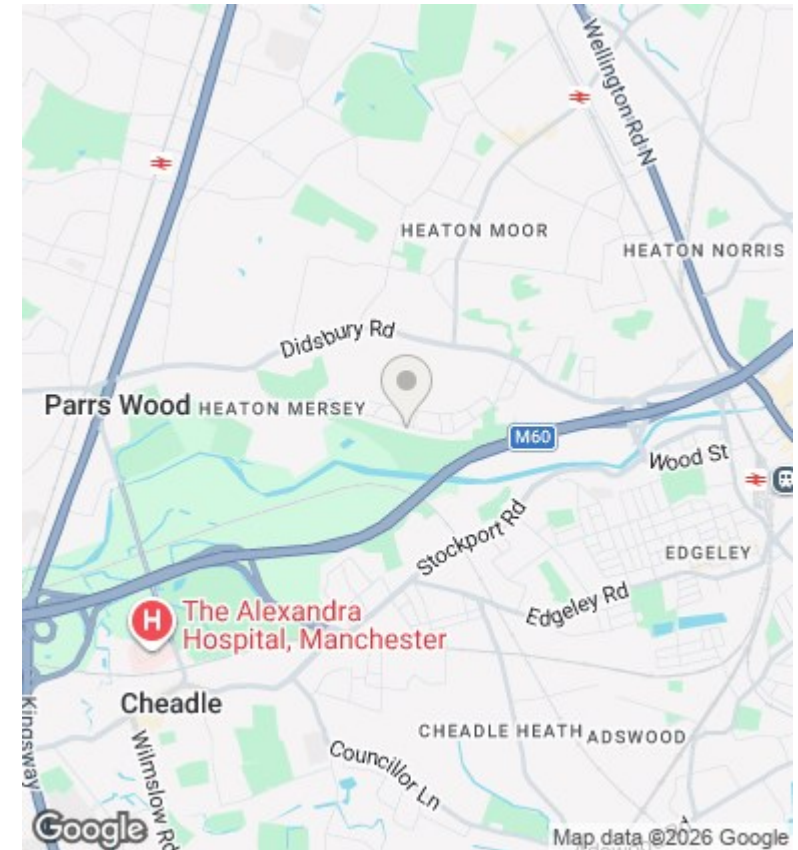


1ST FLOOR  
499 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 997 sq.ft. (92.1 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 misstatement. 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.  
Made with MyPlan 5/2020



## Directions

## Viewings

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

## Council Tax Band

C

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           | <b>82</b>               |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>57</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

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