



14 New Beech Road, Heaton Mersey, Stockport, Cheshire, SK4 3DD

Guide Price £375,000

- Extended Three Bedroom Cottage
- Long Predominantly Lawned Garden
- In Need of Updating
- Sought After Conservation Area
- Off Road Parking
- No Vendor Chain

14 New Beech Road, Stockport SK4 3DD

Extended Three Bedroom Period Property. Highly Sought After Cobbled Street within Conservation Area. Deceptively Spacious Accommodation. Long Predominantly Lawned Front Garden with Off Road Parking. Open Plan Lounge/Sitting/Dining Room. No Vendor Chain. In Need of Updating

 3  1  2  D

Council Tax Band: C



Joules are delighted to bring to the market this three bedroom cottage dating back to the 1880's situated in the heart of Heaton Mersey Conservation Area. Positioned on a cobbled road and enjoying the added bonus of off road parking. Believed to have originally been built for the supervisors of the Bleach Works this deceptively spacious period cottage briefly comprises: Entrance porch, lounge with open arch to the living/dining room, kitchen, rear hall and downstairs bathroom. On the first floor are three bedrooms (principle with shower and wash hand basin) along with a separate WC. The property is in need of attention and a great opportunity for a buyer looking to put their own stamp on their home. Outside to the front is a long predominantly lawned garden and a paved hardstanding for off road parking. To the rear is an enclosed patio area. Heaton Mersey is renowned for its convenience along with all the wonderful facilities of village, town and city close to hand . Well positioned to provide easy access to the M60 and M56 motorways and A34 Kingsway along with East Didsbury Metro Station and Manchester Airport is approximately 25 minutes drive away. Heaton Mersey Common is a short stroll away with over 11 acres of woodland walks. For family buyers there are reputable local primary and secondary schools within walking distance

NO VENDOR CHAIN - MUST BE VIEWED !

Porch

Double glazed entrance door and windows. Water point, entrance door

Lounge

15'5" x 9'9" max

Maximum measurements

Double glazed window overlooking the front garden, central heating radiator, stairs with open balustrade to the first floor, corner fitted cupboards, cast iron fireplace (display only). Open arch to the lounge

Living/Dining Room

15'5" x 12'4"

Maximum measurements.

Double glazed patio doors opening onto the rear patio. high level storage cupboards. door to handy understairs storage cupboard, door to kitchen, central heating radiator

Kitchen

8'9" x 8'4"

Kitchen with a range of units comprising: Single drainer stainless steel sink unit, cupboards below, further base, drawer, eye level units and leaded glass fronted display units. Built in electric oven and hob. Work surfaces with tiled splashbacks. Tiled floor. Double glazed window, open arch to rear hallway

Rear Hall

8'9" x 3'0"

Tiled floor, plumbed and access for an automatic washing machine with work surface over. chrome heated towel radiator. double glazed door giving access to the rear patio, door to bathroom

Bathroom

8'9" x 5'0"

Three piece bathroom suite comprising: Corner bath, low level WC and pedestal wash hand basin. Tiled floor and tiled walls. double glazed windows to the side and rear with obscure glass. white heated towel radiator

First Floor

Stairs and Landing

Loft hatch, doors to all

Bedroom One

15'5" x 9'9"

Double glazed window to the front elevation, stripped floorboards, cast iron fireplace (display only). Central heating radiator, built in storage cupboard with clothes hanging rail. Shower cubicle and wash hand basin.

Bedroom Two

12'4" x 9'8"

Laminated flooring, double glazed window to the

rear elevation, central heating radiator, cast iron fireplace (display only) Loft hatch

Bedroom Three

8'9" x 8'8"

Double glazed window to the rear, central heating radiator, wall mounted boiler (gas capped off). Built in storage cupboards. Stripped floorboards

Separate WC

Low level WC, wall mounted bathroom cabinet. Partly tiled walls.

Outside

Front Garden

Good sized front garden being predominantly lawned with borders. Paved pathway and patio area abutting the property. Privet hedging and fenced boundaries. Paved driveway providing off road parking

Rear Patio

Small area with decked patio (in need of attention). Garden shed. Gate to rear passageway.







Directions

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

