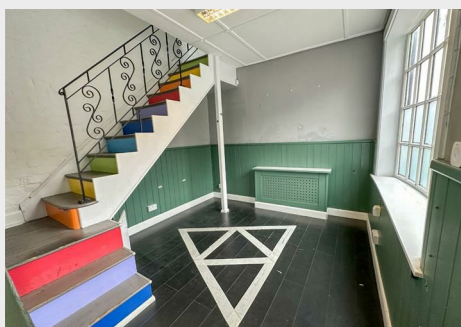




3 Portland Grove, Heaton Moor, Stockport, SK4 4AA

Offers Over £100,000

- Intriguing Two Storey Building
- Situated in the Heart of Heaton Moor
- Conservation Area
- Highly Sought After Location
- Detached Property
- NO VENDOR CHAIN

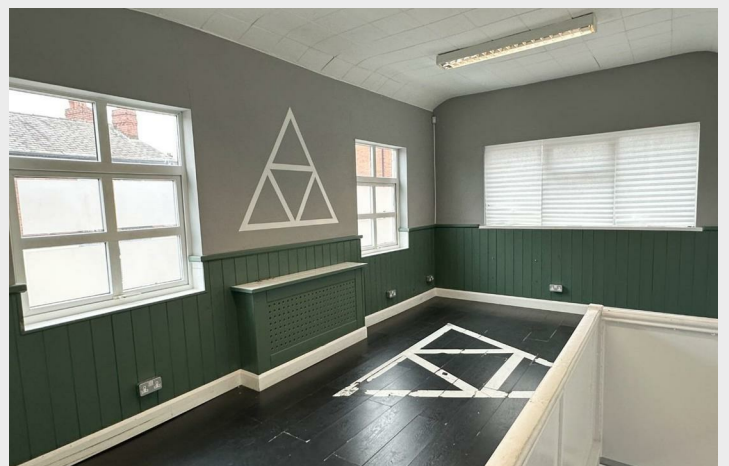
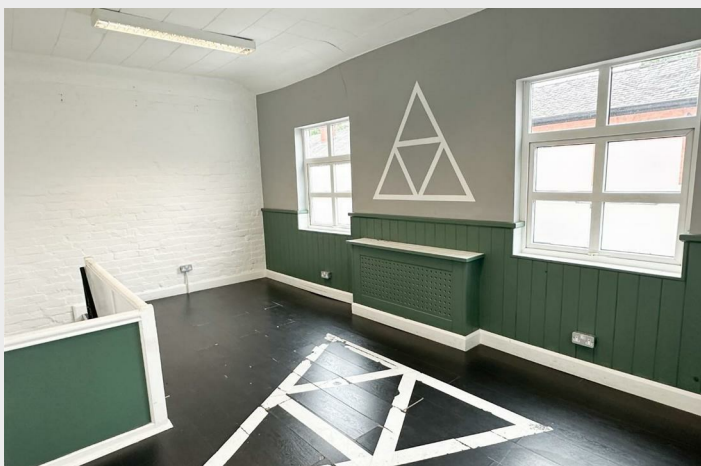


## 3 Portland Grove, Stockport SK4 4AA

Intriguing Two Storey Building of Conventional Construction. Situated in the Core Area of Old Heaton Moor. Detached Building. Highly Sought After Location. Conservation Area Setting. Possibility using Permitted Development to become a Dwelling. Forecourt to Front. No Vendor Chain



Council Tax Band:



## Quirkiness combined with opportunity

This intriguing two storey building of conventional construction, situated in the core area of old Heaton Moor, has had various uses in its long history including an insurance business and opticians to name but two, with a title deed that dates back to the late eighteenth century.

It sits in a popular residential location and therein lies the intrigue. Using the process of permitted development but balancing this with the Conservation area setting, the strong possibility exists for it to become a dwelling, a small but intriguing one with the likelihood of an upside-down living arrangement, a pleasing outcome. The fact that the building is also unattached to another residential property will also add to the appeal.

Currently there is a car space on the forecourt, but this could become a small garden area with additional privacy arrangements. It should be noted that as the living space is under 400 square feet, not all lenders will consider the project suitable security for mortgage purposes. In any event we will be looking for cash purchasers or finance house resources to constitute a legitimate interest.

The fact remains that it is an excellent location, has kerb appeal and is convenient for all amenities. Additionally, because of its current commercial categorisation our clients are happy to sell to a suitable party for this function also. To assist with the process the property can be sold subject to change of use to a suitable option.

## THE ACCOMMODATION

### GROUND FLOOR

#### Main Room

18'1" x 10'2" to 5'7"

Georgian style entrance door, window to side

with decorative security grill, window to the front elevation. Laminated flooring throughout. Built in window seat. Partly panelled walls. stairs to first floor with open decorative iron balustrade. Door to kitchen area.

#### Kitchen

4'2" x 3'7"

Stainless steel sink unit. Ariston water heater, work surface with tiled splashback, open window to main room. Door to WC

#### WC

4'2" x 2'4"

Low level WC, high level window

### FIRST FLOOR

#### Office

18'3" x 10'2"

3 x UPVC double glazed windows. partly panelled walls, laminated flooring

### OUTSIDE

#### Front

Small forecourt to the front of the property

#### EPC Exempt

Due to being a detached building with a total floor space under 50 square metres

#### Rates

Exempt as a commercial building



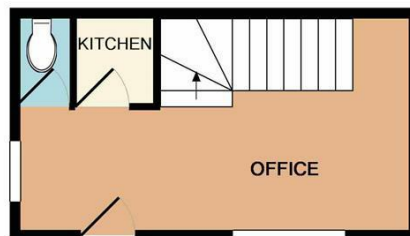
## Directions

## Viewings

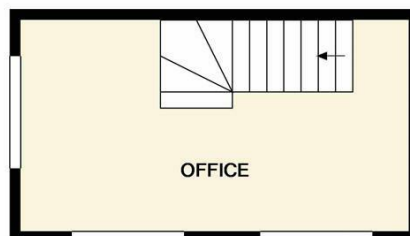
Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

## EPC Rating:

| 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>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



GROUND FLOOR  
APPROX. FLOOR  
AREA 185 SQ.FT.  
(17.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 185 SQ.FT.  
(17.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 369 SQ.FT. (34.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with Metropix ©2018