



8 Parrs Mount Mews, Heaton Mersey, Stockport, SK4 3DA

Guide Price £230,000

- Well Presented One Bedroom Cottage
- Bathroom with White Suite
- Delightful Location within Cobbled Courtyard
- One Parking Space
- Modern Fitted Kitchen with Appliances
- Vacant Possession - No Vendor Chain

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Delightful and Well Presented Double Fronted One Bedroom Cottage. Highly Sought After Location. Recently Refurbished. Modern Fitted Kitchen with Integrated Oven, Hob and Washer. Bathroom with White Suite. Plantation Shutters to all Windows. One Parking Space. Cobbled Courtyard fronted. Former Stables dating back to early 1800's. Vacant Possession. Must Be Viewed!



Council Tax Band: B



Joules are delighted to bring to the market this attractive cottage situated within a charming cobbled courtyard of similar properties in Heaton Mersey conservation area.

Dating back to the early 1800's these properties began life as stables for the main house and number 8 enjoys well proportioned double fronted accommodation which has been recently refurbished and briefly comprises: Lounge, breakfast kitchen with a range of modern units and appliances, one double bedroom and bathroom with white three piece suite. The property also benefits from one parking space.

Conveniently located just off Didsbury Road being close to all local shops and amenities, public transport, Metrolink East Didsbury tram stop, M60 and A34. Manchester Airport and main train line stations are also within easy reach.

Offered with no vendor chain!!!

Lounge

11'4" x 12'0" max

Maximum measurements.

Georgian style window to the front elevation with shutters.

Laminated flooring, wall mounted alcove cupboard with shelving and housing electric meter. Cupboard below housing gas meter. Central heating radiator. Latched door to stairs, latched door to good sized understairs storage cupboard, latched door to the breakfast kitchen

Breakfast Kitchen

14'0" x 5'6"

Modern kitchen with a range of fitted units comprising: Single drainer stainless steel sink unit with swan neck mixer tap, cupboard below, further base, drawer and eye level units, Built in Lamona black gas hob, matching extractor over and Lamona electric oven below. Integrated Lamona automatic washing machine, free standing fridge/freezer (no appliances have been tested) Work surface incorporating breakfast bar area, tiled splashbacks. Laminated flooring continued from the lounge, central heating radiator, Georgian style window to the front elevation with shutters

First Floor

Stairs and Landing

Staircase to first floor, landing with doors to bedroom and bathroom. Central heating radiator. Door to storage cupboard with shelving and housing Logic combi boiler.

Bedroom

11'4" x 11'9"

Maximum measurements.

Georgian style double glazed window to the front elevation with shutters. Built in wardrobe with clothes hanging rail and shelf with further storage cupboard below. Central heating radiator.

Loft hatch

Bathroom

11'3" x 5'7"

Maximum measurements

Modern white three piece bathroom suite comprising:

Panelled bath with Triton shower over and shower screen, pedestal wash hand basin and low level WC. Tiled splashbacks, tiled floor, central heating radiator, Georgian style window with obscure glass to the front elevation and shutters.

Parking

Allocated single parking space

Important Information

Tenure: Believed to be Freehold

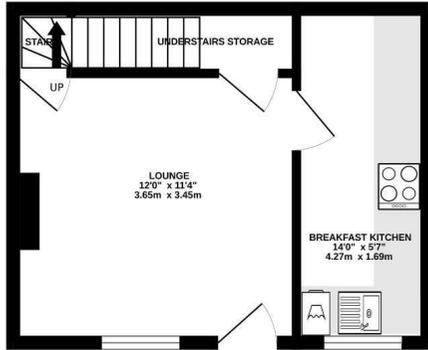
Service Charge £500.00 per annum covering the maintenance and upkeep of communal external areas This figure is covering 2025 - 2026 and is reviewed every year at the AMG, which is normally held in June.

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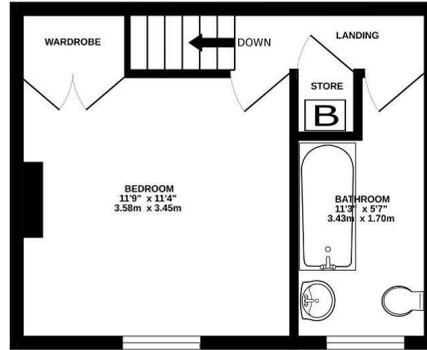




GROUND FLOOR
243 sq.ft. (22.6 sq.m.) approx.

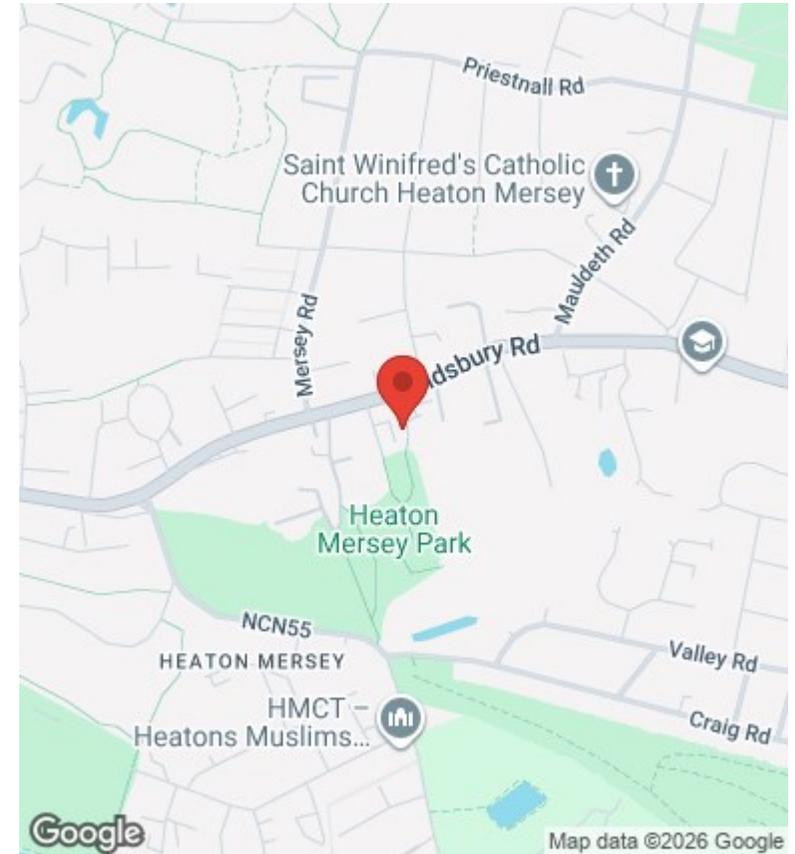


1ST FLOOR
243 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA: 486 sq.ft. (45.1 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 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.

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B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	