JOULES
Estate Agents







5 Heather Court, Victoria Grove, Heaton Chapel, Stockport, SK4

Guide Price £235,000

- Well Presented Top Floor Apartment
- Fitted Kitchen with Built in Oven & Hob
- Two Bedrooms with Fitted Furniture
- Communal Gardens & Garage
- Luxury Bathroom with Jacuzzi Bath
- NO VENDOR CHAIN

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Victoria Grove, Stockport SK4 5BU

Good Sized Two Bedroom Top Floor Apartment. Highly Sought After Location. Spacious Reception. Modern Kitchen,
Luxury Bathroom with Jacuzzi Bath. Two Bedrooms both with Fitted Furniture. Garage and Communal Carpark. Professionally Tended Communal Gardens.
No Vendor Chain - Must Be Viewed !

2 1 1 D

Council Tax Band: B





Joules are delighted to bring to the market this spacious two bedroom top floor apartment set within its own pleasant communal gardens and situated in a highly sought after location.
The property briefly comprises: Good sized lounge/dining room with large bay window, kitchen with a range of modern units and built in oven and hob, two bedrooms both with a range of fitted bedroom furniture and a luxury bathroom with jacuzzi bath. There are professionally maintained communal gardens and off road parking - but this property benefits from an en-block garage.
Convenient for Heaton Chapel and its varied amenities including trendy eateries and bars but also within walking distance to Heaton Moor's vibrant centre and everything that has to offer. There are excellent public transport link including Heaton Chapel Railway station and Stockport Centre with all its amenities is a short distance way.
NO VENDOR CHAIN - MUST BE VIEWED

Communal Entrance
Communal Entrance door, entry phone system, letterboxes. Stairs up to all floors

Private Entrance
Entrance door to hallway

Entrance Hall
Telephone entry phone, Creda wall mounted heater, loft access hatch, doors to both bedrooms, bathroom and lounge/dining room. Door to handy storage cupboard housing electric meter and consumer unit, shelving and clothes hanging rail. Further door to airing cupboard housing cylinder and shelving

Lounge/Dining Room
16'5" x 12'4" plus bay window
Spacious reception with large Georgian style double glazed bay window overlooking the front garden. Creda wall heater, three wall light points, door to kitchen

Kitchen
9'3" x 8'3"
Kitchen with a range of modern fitted units comprising: Single drainer stainless steel sink unit with cupboard below, further base, drawer, eye level units and display shelving. Built in Belling electric four ring hob, Beko electric oven below and stainless steel cooker hood over. Recess for a fridge/freezer, plumbed and access for an automatic washing machine. Worksurfaces incorporating breakfast bar area. Tiled splashbacks, tiled floor. Georgian style double glazed bay window overlooking the rear gardens

Bedroom One
13'3" x 10'4"
Principle bedroom fitted with a range of bedroom furniture comprising, two double wardrobes, two bedside cabinets, bridging units over bedhead. Dressing table area with drawers below and fixed mirror to wall. Georgian style double glazed window to the front elevation

Bedroom Two
8'9" x 7'3"
Georgian style double glazed window overlooking the rear gardens, fitted wardrobe and chest of drawers unit

Bathroom
Modern white three piece bathroom suite comprising: Jacuzzi bath Triton shower over and shower screen. Low level WC and pedestal wash hand basin with mixer tap. Fully tiled walls, tiled floor, chrome heated towel radiator, double glazed Georgian effect window with obscure glass to the rear elevation.

Garage
En block garage to the rear of the development

Communal Gardens
Communal lawned gardens to the rear, communal car park

IMPORTANT INFORMATION

IMPORTANT NOTICE: Joules Estate Agents, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Joules Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3: This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.











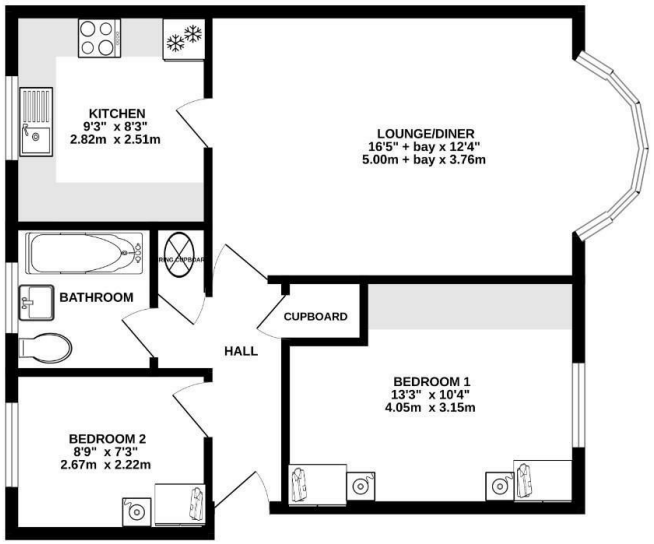



HEATHER COURT





GROUND FLOOR
604 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 604 sq.ft. (56.2 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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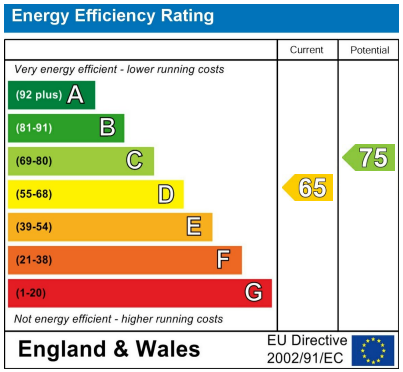
Directions

Viewings

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

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