



Bleachers Cottage, Vale Close, Heaton Mersey, Stockport, SK4 3DS

Guide Price £420,000

- Exceptionally Well Presented
- Luxury Four Piece Bathroom
- Period Cottage in Conservation Area
- Accommodation Over Three Floors
- Veranda and Juliette Balconies
- No Vendor Chain
- Quality Fitted In-Toto Breakfast Kitchen
- Southerly Facing Rear Garden and Views

Stunning two bedroom cottage dating back to circa 1840 situated in a highly sought after location on a quaint cobbled road within Heaton Mersey conservation area.

Our clients cottage has been carefully presented to provide a delightfully quirky home over three floors and must be viewed to fully appreciate everything this property has to offer.



Council Tax Band: D



Vale Close is a stunning location, tucked away in Heaton Mersey's verdant conservation area. A cobbled and sloping road, lined with traditional style street lamps, leads to Heaton Mersey park and beyond to the Pennine trail. Period Cottages line the road and straddle a great chunk of history.

These three tier, early Victorian town houses are hugely sought after. Accessed via a parapet over a quaint passageway, you first find a spacious open plan lounge/dining room with a rear Juliette balcony looking out over the stunning Heaton Mersey Bowl and the former bleach worker cottages. Downstairs you will find a lower ground floor breakfast kitchen leading out onto a raised veranda made of galvanised steel giving a nod to the industrial connection - that leads down to the rear garden. Adjacent to the kitchen a second bedroom awaits, currently utilised as the guest bedroom and office but offering a multitude of uses such as a dedicated formal dining room, study or a home gym, this floor also benefits from an en-suite shower room and utility area. Back up the stairs and onto another level you will find a double bedroom and a luxury bathroom - luxury not only in size but with a four piece suite including a jacuzzi bath and rainfall shower.

Vale Close feels so very special, it is a wonderful release from the hurley burley of everyday life and that becomes more true as you step over the threshold of this period cottage. Built in the 1840's, these were workers cottages for the dying/bleach works - hence the name Bleachers Cottage.

For all of those other worldly delights, the real world is wonderfully close to hand with the motorway, international airport, rail system and Metro Link all only a short distance away. Also within walking distance, for those social occasions there is an excellent range of cafe's, wine bars, renowned Inns and restaurants of Didsbury village and Heaton Moor.

Altogether a unique home just waiting to be discovered.

Ground Floor

Entrance

Timber entrance door with feature stained and leaded glass panel. Skylight over.

Through Lounge/Dining Room

24'4" x 12'10"

Maximum Measurements'

Attractively presented dual aspect through room with engineered oak flooring throughout. Georgian style sash window, with conservation glass, to the front elevation and double glazed French doors with Juliette balcony to the rear, affording stunning views. Ivory 'Dovre' vintage style energy saving wood burning stove on an ivory glazed tiled hearth. Two vertical central heating radiators, inset ceiling downlighting. Fitted display column with shelf. Stairs with open balustrade to first floor, door down to lower ground floor.

Lower Ground Floor

Breakfast Kitchen

12'6" x 12'2"

Maximum measurements.

Fitted 'In-Toto' kitchen with a range of modern units comprising: Stainless steel twin bowl corner sink unit with mixer tap, cupboard below, further base, drawers, ceiling height units and bottle rack. Miele four ring gas hob and open grill with lava rocks below. Miele electric fan oven/grill with plate warmer below, double width chimney style cooker hood over. Miele dishwasher. Work surfaces with tiled splashbacks. Display lighting, quarry tiled floor, vertical central heating radiator. Stairs to ground floor with stainless steel spindle balustrade and recess below. Double glazed window and bi-folding door to the rear veranda. Door to bedroom two.

Bedroom Two

12'6" x 9'1"

Handy room offering many uses. Feature flooring, central heating radiator, stable door to the lower ground cobbled front garden area and log store, doors to en-suite and utility rooms.

En-Suite

Modern fitted white suite comprising: Tiled shower area with chrome shower unit and shower tray. corner low level WC; wash hand basin with chrome mixer tap, tiled splashbacks, extractor fan, tiled floor, mirror fronted bathroom cabinet.

Utility

Wall mounted conventional 'Glow-Worm Ultimate' boiler, 'Gledhill' stainless steel cylinder, solar heated water system, plumbing for washing machine and 'Quarry' tiled floor.

First Floor

Stairs and Landing

Turned staircase with open balustrade. Doors to all first floor rooms

Bedroom One

11'11" x 9'7"

Maximum Measurements.

Double glazed French doors to Juliette balcony enjoying stunning panoramic views. Louvred fronted built in alcove wardrobe with clothes hanging rail, shelving and electric sockets. Steps up to large bulk head storage cupboard with lighting. Central heating radiator. Access to boarded loft.

Bathroom

12'1" x 12'11"

Maximum Measurements.

Luxury bathroom with white four piece suite comprising: Freestanding Jacuzzi bath with chrome mixer tap. Circular wash hand basin with chrome mixer tap on glass plinth. Low level WC; shower cubicle with drying area housing fixed rain-head shower with body jets. White tiled splashbacks, white tiled flooring with underfloor heating. White heated towel radiator. Georgian style sash window to the front elevation. One wall of full height fitted wardrobes housing hanging rails, shelving and drawer units. Extractor fan.

Outside

Front

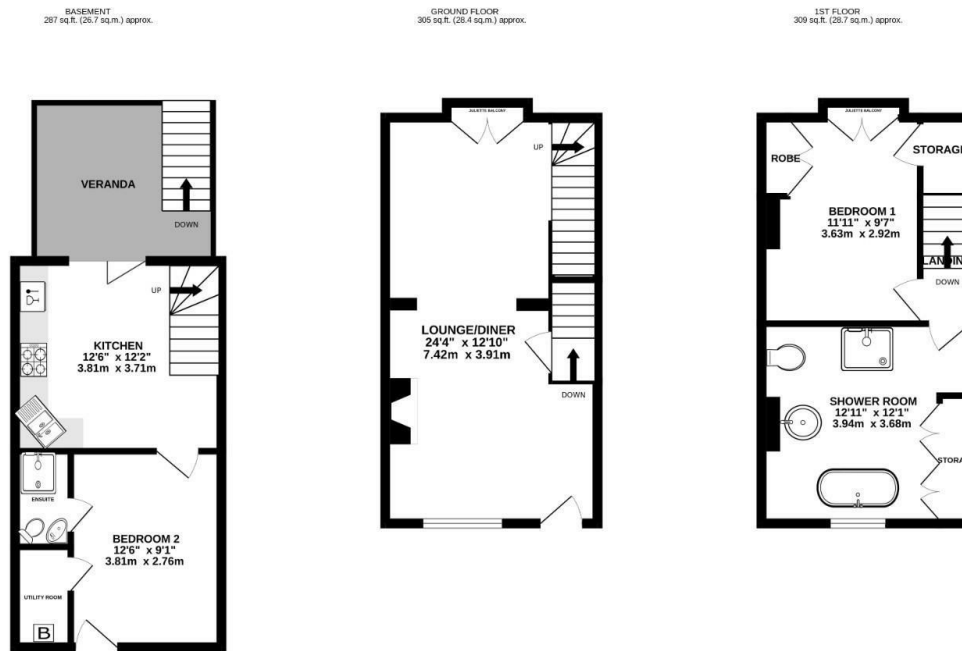
Situated at lower ground level. Cobble stoned area, with mature Wisteria. Wood store below the entrance walkway. Lower ground floor entrance via stable door.

Rear Garden

Delightful southerly facing rear garden, well stocked borders and beds with an abundance of mature plants, flowers and shrubs. Galvanised steel stairs leading down to a Yorkstone paved area and the cobbled pathway to the central circular paved area. Handy spacious storage area under the veranda. Fenced boundaries and garden gate to rear pathway.







TOTAL FLOOR AREA: 969sq.ft. (90.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewings

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

Council Tax Band

D

