



243 Craig Road, Heaton Mersey, Stockport, SK4 2BW

Offers Over £320,000

- Good Sized Three Bedroom Semi Detached
- Enclosed Lawned Rear Garden
- Dual Aspect Reception Room
- Double Glazing & Gas Central Heating
- Block Paved Driveway Providing ORP
- No Vendor Onward Chain

243 Craig Road, Stockport SK4 2BW

Spacious Family Home. Two Double Bedrooms and One Good Sized Single bedroom. Former Garage Utilised As Utility/Storage. Block Driveway Providing Off Road Parking. Enclosed Lawned Rear Garden. Double Glazing and Gas Central Heating. Sought After Location. Handy for Motorway Network, A34 and Tram Stop. No Vendor Onward Chain



Council Tax Band: C



Entrance

PVC entrance door to vestibule, double glazed window to side, laminated floor, door to former garage, PVC door to lounge

Former Garage

17'0" x 8'0" max

Former garage offering multiple uses.

Double glazed window to the front, power and light. Water point

Open Plan Reception

23'0" x 10'8" to 9'0"

Open plan, dual aspect lounge/diner. Double glazed window to the front elevation, double glazed patio doors to rear opening on to the garden. laminated flooring throughout, three central heating radiators, open arch to stairs and storage cupboard, door to kitchen

Kitchen

8'0" x 7'9"

Kitchen comprising: Bowl and a half single drainer stainless steel sink unit with mixer tap, cupboard below, further base, drawer, eye level units and corner display shelving. Slot in gas cooker with stainless steel chimney style cooker hood over.

Plumbed and access for an automatic washing machine and a dishwasher. Recess for a fridge/freezer. Work surfaces with tiled splashbacks. Double glazed window and door to the rear garden. central heating radiator, tiled walls and floor, panelled ceiling with downlights.

First Floor

Stairs and Landing

Turned stairs to first floor with good sized understairs storage cupboard. Double glazed window to landing and doors to all first floor rooms. Loft hatch

Bedroom One

11'8" x 10'8"

Double bedroom. Double glazed window to the front elevation, laminated flooring, central heating radiator

Bedroom Two

11'2" x 10'8"

Double bedroom. Double glazed window overlooking the rear garden, laminated flooring, central heating radiator

Bedroom Three

8'5" x 8'0"

Good sized single bedroom. Double glazed window to the front elevation, central heating radiator, laminated flooring

Bathroom

8'0" x 7'9"

Spacious bathroom with white three piece suite comprising: Panelled bath with shower over, mixer tap with shower attachment. Pedestal wash hand basin with mixer tap, low level WC. Central heating radiator, tiled walls and floor, double glazed window to the side elevation. Airing cupboard with storage and housing Ideal boiler

Outside

Front

Block paved frontage providing ample parking, pathway and gate around the side leading to the rear garden

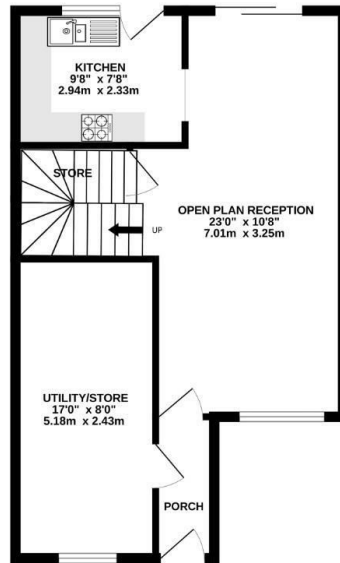
Rear Garden

Enclosed rear garden with block paved patio abutting the house, lawned garden with well stocked borders, garden shed

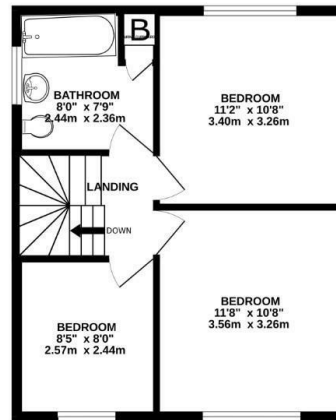




GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.

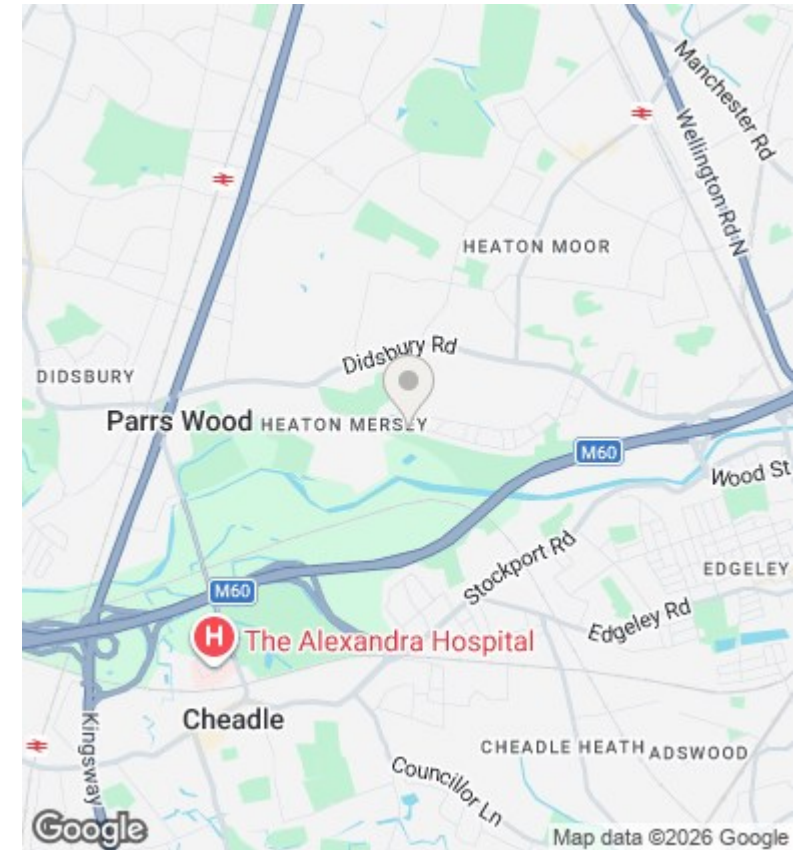


1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 951 sq.ft. (88.3 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.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(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	

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