



## 10 Parrs Mount Mews, Heaton Mersey, Stockport, SK4 3DA

Guide Price £220,000

- Highly Sought After Location
- Open Living Room/Kitchen
- Feature Cobble Courtyard
- One Double Bedroom
- Allocated Parking
- Close to Transport Links & Metrolink

# 10 Parris Mount Mews, Stockport SK4 3DA

Situated Within a Quaint Cobble Courtyard. Allocated Parking. One Double Bedroom.  
Open Lounge/Kitchen. Three Piece Bathroom. Highly Sought After Location.  
Conservation Area. Close to Local Transport Links



Council Tax Band: B



Parrs Mount Mews is a sumptuous part of the areas local history. Formally a stables to the main mansion house it dates back to the early 1800's. You enter the courtyard through an impressive gated entrance and cross over a pebble stone walk way under a covered passageway and find converted in the 20th century these charming cottages.

This is truly a bijou home, only one bedroom, but so well proportioned with a cosy and charming lounge, open plan to the kitchen, independent of the bedroom is a well proportioned bathroom.

The property does require some updating but is evidently liveable and represents an exciting opportunity.

Heaton Mersey is a highly sought after village with delightful conservation area, excellent local shops with easy proximity to Didsbury and Heaton Moor, whilst the motorway, international airport and main line train stations and Metrolink are within easy reach.

It's an exciting time to be buying in the area with a billion pounds regeneration of Stockport destined to make it one of the North West's prime shopping and residential locations.

Lounge  
13'10" x 10'6"

Kitchen  
9'6" x 7'0"

First Floor

Landing

Bedroom  
11'5" x 10'6"

Maximum measurements. Plus robes

Bathroom  
9'6" x 7'0"

Outside  
One parking space

Important Information  
Tenure : Believed to be Freehold  
Communal Service Charge : £500 pa  
Council Tax Band C



## Directions

## Viewings

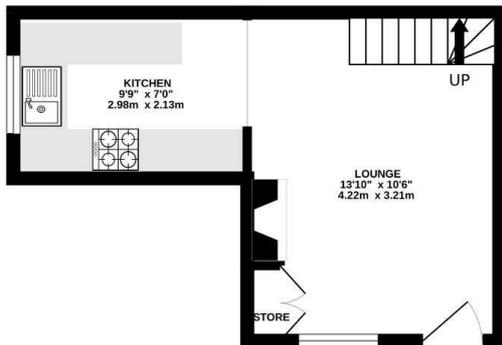
Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	81
(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	

GROUND FLOOR  
209 sq.ft. (19.4 sq.m.) approx.



1ST FLOOR  
209 sq.ft. (19.4 sq.m.) approx.



TOTAL FLOOR AREA : 474sq.ft. (44.0 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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