



## 81 Mile End Lane, Heaviley, Stockport, Cheshire, SK2 6BP

Guide Price £625,000

- Four Double Bedrooms
- Driveway Parking
- Freehold
- Edwardian Semi-Detached
- Large Rear Garden
- Council Tax Band - E
- Detached Garage
- Solar Panels
- EPC - TBC

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Joules Estate Agents are delighted to present this substantial four-bedroom Edwardian semi-detached family home, ideally positioned in a highly sought-after location close to local amenities, well-regarded schools, and excellent transport links.



Council Tax Band: E



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Beautifully finished throughout to a high specification and immaculately presented, this impressive home offers a perfect blend of period character and modern living.

The spacious accommodation briefly comprises a grand entrance hall with underfloor heating, a generous lounge featuring a bay window and open fireplace, and a convenient downstairs WC. To the rear, an outstanding open-plan living kitchen diner spans over 25ft, creating an ideal space for both everyday family life and entertaining. This area is fitted with a Smeg range cooker, under-mounted Belfast sink, breakfast bar island, feature open fire, underfloor heating, luxury Amtico flooring, integrated appliances, and space for an American-style fridge freezer. There is also access to extensive cellar chambers, as well as the rear and side gardens.

To the first floor are four well-proportioned double bedrooms and a stylish four-piece family bathroom complete with luxury Amtico flooring.

Externally, the property continues to impress, benefiting from solar panels, an electric vehicle charging point, ample driveway parking, and a detached garage. The generous rear garden is mainly laid to lawn and beautifully maintained, with mature trees, shrubs, and established planting.

This is a rare opportunity to acquire a home of this calibre, offering both space and character in a prime location. Early viewing is strongly advised.

Ground Floor

Entrance Hall  
19'2 x 13'2

Lounge  
13'9 x 12'3

Downstairs WC  
5'5 x 3'3

Open Plan Living Kitchen  
13'2 x 10'0

Dining Room  
15'2 x 12'3

First Floor

Bathroom  
10'34 x 6'62

Bedroom One  
15'1 x 12'3

Bedroom Two  
14'0 x 12'3

Bedroom Three  
13'1 x 11'2

Bedroom Four  
10'9 x 10'0

Cellars

Chamber One

13'30 x 11'63

Chamber Two

13'43 x 10'14

Boiler Room

6'2 x 3'0

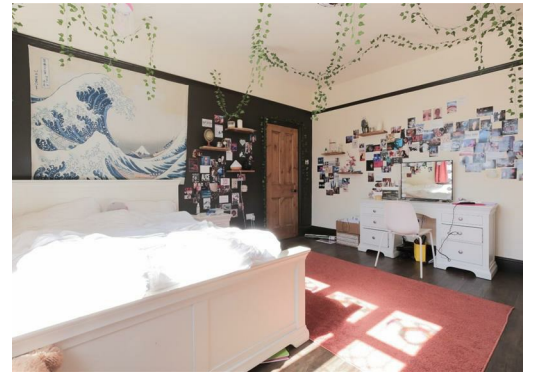
Chamber Three

9'0 x 2'3

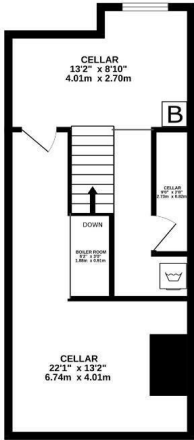
#### Important Notice

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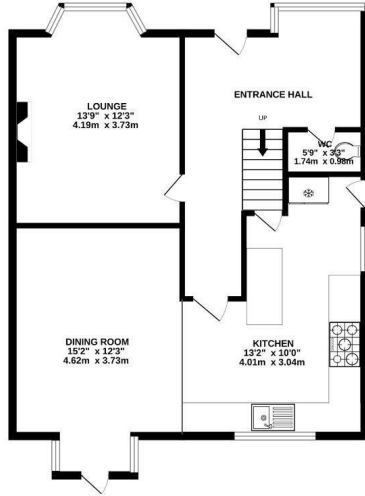




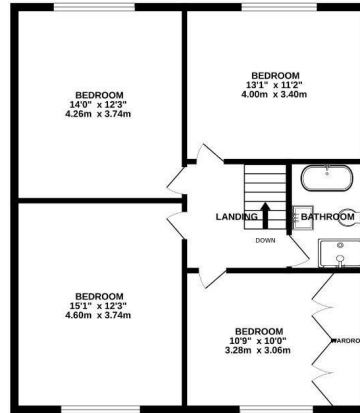
BASEMENT  
382 sq.ft. (35.5 sq.m.) approx.



GROUND FLOOR  
773 sq.ft. (71.8 sq.m.) approx.

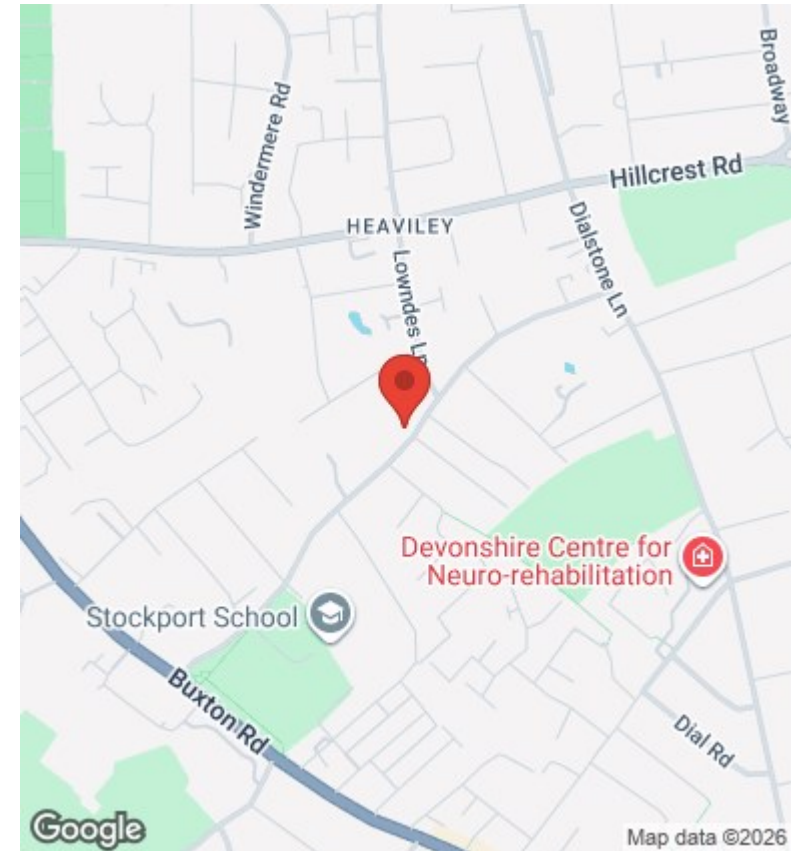


1ST FLOOR  
738 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA : 1893 sq.ft. (175.9 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

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	