



30 Church Road, Heaton Norris, Stockport, SK4 1LJ

Guide Price £280,000

- Large Three Bedroom End Terrace
- Accommodation Over Three Floors
- Full Head Height Cellars Under Entire Building
- Modern Fitted Kitchen
- Close to Stockport Centre & Heaton Norris Park
- No Vendor Chain - Must Be Viewed

30 Church Road, Stockport SK4 1LJ

Spacious three storey Victorian End Terrace Situated on Cobbled Road. Close To Stockport Centre. Heaton Norris Park at the Top of Church Road.

Two Receptions. Full Head Height Cellars Under Entire Property.

Modern Kitchen and White Three Piece Bathroom Suite. Southerly Facing Rear Yard.

Been in the Same Family for over 80 Years. NO VENDOR CHAIN.



Council Tax Band: B



Entrance Hall

Canopied entrance door giving access to the vestibule, semi glazed door to hallway. Central heating radiator, coat hooks, doors to both receptions. Stairs to the first floor

Lounge

14'4" x 10'6" max

Double glazed square bay window with blinds to the front elevation and further double glazed window with blinds to the side elevation. Inset hole in the wall coal effect gas fire, central heating radiator, semi glazed door to hallway

Sitting/Dining Room

11'6" x 12'7" max

Double glazed windows with blinds to the side and rear elevations. Central heating radiator, stable door to kitchen, semi glazed door to hallway

Kitchen

9'7" x 8'7"

Fitted with a range of units comprising: Pot sink with mixer tap, cupboard below, further base, drawer and eye level units including corner racking unit. Integrated Zanussi dishwasher, recess for a slot in cooker and space for a fridge/freezer. Electrolux cooker hood. Work surfaces with tiled splashbacks. Under unit lighting. Double glazed windows with blinds to the side and rear elevations. Door giving access to the basement

First Floor

Stairs and Landing

11'8" x 5'5" plus 5'0" x 2'7"

Spacious landing with open balustrades to stairwell. Doors to all first floor rooms. Loft access hatch, large built in storage cupboard

Bedroom One

11'7" x 10'8" max

Good sized double bedroom, double glazed window with blinds to the rear elevation, central heating radiator

Bedroom Two

12'0" x 7'5"

Double glazed window with blinds to the front elevation, central heating radiator

Bedroom Three

8'9" x 6'9"

Double glazed window with blinds to the front elevation, central heating radiator, large built in storage cupboard

Bathroom

9'8" x 8'8" max

Spacious bathroom with white three piece bathroom suite comprising: Panelled bath with Triton shower over and Aqualift bath seat. Low level WC and pedestal wash hand basin. Large Louvre fronted built in alcove cupboard housing shelving, matching louvre fronted units with shelving. Panelled wall and tiled splashbacks. Double glazed window with obscure glass and blinds, central heating radiator

Lower Ground Floor

Accessed from the kitchen

Cellars

Full head height cellars ranging from 6 foot to 7 foot

Chamber One

13'9" x 10'3" max

Positioned under the front lounge

Wooden bench and shelving. Tiled floor, doorway to chamber two

Chamber Two

13'0" x 11'7"

Positioned under the rear sitting/dining room

Door to rear yard. Wall mounted Vaillant combi boiler, pot sink. Fitted storage cupboards and shelving. Doorways to all chambers

Chamber Three

10'0" x 8'9"

Positioned under the kitchen

Workbench and shelving. Folding door to toilet with low level WC , old public house 'Lavatory' window

Chamber Four

12'4" x 3'4"

Positioned under the entrance hall.

Steps down from kitchen, tiled floor

Outside

Small front garden with hedging and gate.

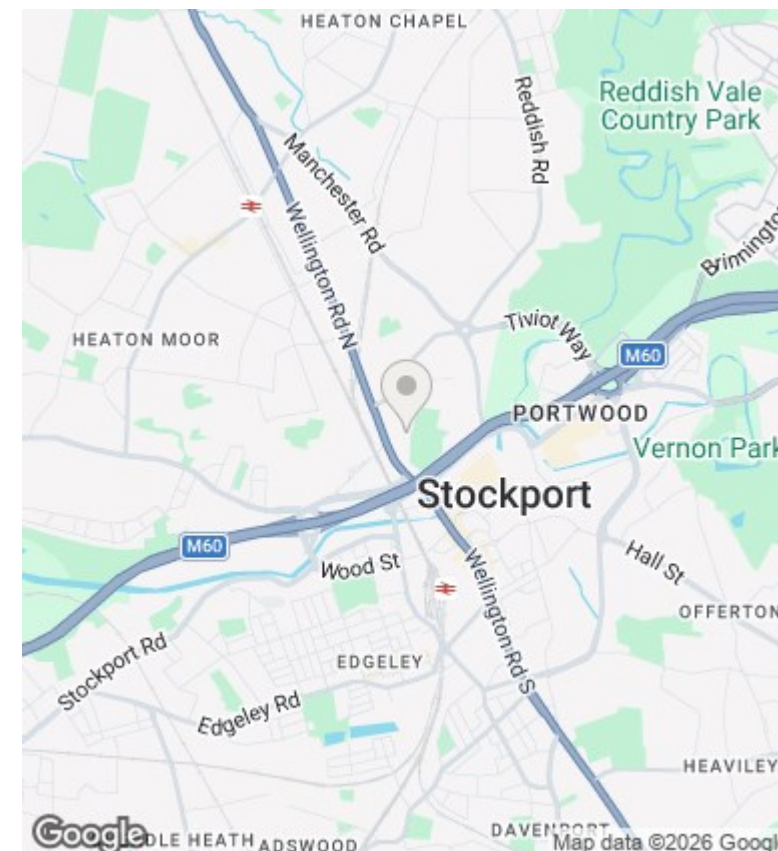
To the rear is a Southerly facing enclosed rear yard with access to the basement. Cobble stone effect printed concrete. Brick built boundary walls, gate to rear.







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

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Viewings

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

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC