



Ladybird Cottage, 57 Vale Close, Heaton Mersey, Stockport, SK4 3DS

Guide Price £435,000

- Stunning Three Bedroom Cottage
- Family Bathroom and En-Suite.
- Delightful Cobbled Road Leading to Park
- High Quality Fully Fitted Breakfast Kitchen
- Highly Sought After Conservation Area
- Garage Available Under Separate Negotiation

57 Vale Close, Stockport SK4 3DS

Amazing Three Bedroom Cottage. Highly Sought After Location. Cobbled Road within Conservation Area. Delightful Accommodation Over Three Floors Plus Loft Room For Storage. Exceptionally Well Presented Throughout. Quality Fully Fitted Breakfast Kitchen. Full Bathroom + Shower Room. Conservatory. Garage Option Under Separate Negotiation



Council Tax Band: D



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

These three tier, early Victorian properties are hugely sought after.

Offering plenty of WOW factor throughout, this property is accessed via a parapet over a quaint passageway, you first find a spacious open plan lounge/dining room with delightful balcony looking over the stunning Heaton Mersey Bowl. Downstairs you will find a quality fully fitted breakfast kitchen with a Bertazzoni range and integrated appliances. Double doors lead down to the good sized double glazed conservatory and bedroom three with ensuite is positioned to the front of the property. Venturing up to the first floor you will find the spacious principle bedroom, a second bedroom with Juliette balcony and a full bathroom with modern white three piece suite. There is a loft room with skylight providing extra storage

There is an opportunity for the buyer under separate negotiation to purchase a single garage locate close to the property offered at a purchase price of £20,000

Entrance

Attractive hardwood entrance door with encapsulated stained and leaded glass panels, shaped double glazed skylight over

Lounge/Dining Room

24'7" x 12'9" max

Stunning dual aspect well presented through room reception.

Lounge with double glazed sash window to the front elevation, feature fireplace - display only, ceiling cornice, engineered oak flooring

Dining room with engineered oak flooring, column central heating radiator, stairs to both the lower ground floor and first floor with open balustrades to stairwells., ceiling cornice. Bi-folding double glazed doors opening on to the balcony

Balcony

Attractive balcony with stunning far reaching views, metal open balustrade. Outside tap

Lower Ground Floor

Breakfast Kitchen

12'7" x 11'7"

Quality comprehensively fitted kitchen with a good range of modern units installed in 2023 briefly comprising: Inset pot sink with mixer tap and lighting over, cupboard below, further range of base, drawer and eye level units incorporating cutlery drawer, pan drawers, pull out racking, bin store and further understairs built in storage. Integrated dishwasher, washer dryer, fridge and separate freezer. Bertazzoni Range in an eye catching Lamborghini orange with double oven and five ring induction hob, integrated cooker hood over. Blanco Stardust quartz worksurfaces and splashbacks. Amtico floor, French doors to conservatory. Stairs to ground floor with open balustrades. Door to bedroom three

Conservatory

11'10" x 10'8" max

Good sized double glazed conservatory with glass roof. Two central heating radiators, steps up to the kitchen with contemporary style balustrade handrails. Double door opening onto the rear garden

Bedroom Three

12'7" x 12'0" max

Offering the flexibility of multiple uses. Mirror fronted built in storage housing Worcester boiler also shelving and clothes rail. Further fitted storage cupboard. Double glazed French doors. Meter cupboard, column central heating radiator, folding door to en-suite

En-Suite

Modern white bathroom suite comprising: Corner shower cubicle, pedestal wash hand basin and low level WC. Chrome heated towel radiator, tiled walls and tiled floor.

First Floor

Stairs and Landing

Open balustrade to stairwell, doors to all first floor rooms. Loft access hatch with pull down ladder

Bathroom

Modern white bathroom suite comprising: Bath set within

tiled surround with mixer tap ,shower over and shower screen, floating wash hand basin with mixer tap and towel rail, low level WC. Chrome heated towel radiator, fully tiled walls and floor, extractor fan, mirrored bathroom cabinet. Underfloor heating

Bedroom One

12'9" x 12'1" max

Good sized principle bedroom, double glazed sash window to the front elevation, original cast iron fireplace (display only). Column central heating radiator, ceiling cornice

Bedroom Two

12'9" x 5'7" max

Measurements into robes.

Fitted with a range of floor to ceiling wardrobes housing clothes hanging rails and shelving. Vanity dressing table area with mirror and lighting. Column central heating radiator. Double glazed French doors to Juliette balcony enjoying far reaching views.

Loft Room

11'3" x 8'6"

Restricted head height in the entire room.

Timber pull down ladder to loft space with cupboards providing eave storage. Skylight window.

Outside

Front

Situated at lower ground level, cobble stoned area, giving access to right of way to the end of the terrace block

Rear

Attractively presented rear garden, decked for easy maintenance, steel and timber balustrade. Right of access across and gate to neighbouring garden giving access to the end of terrace.

Please Note - Garage Under Separate Negotiation

Under separate negotiation, there is an opportunity to acquire a single garage situated close to the property. The buyer can purchase this at an additional £20,000.







Directions

Viewings

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

EPC Rating:

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

