



**38 New Beech Road, Heaton Mersey, Stockport, SK4 3DD**

**Price Guide £335,000**

- Well Presented Garden Fronted Period End Terrace
- Contemporary Style Shower Room with Underfloor Heating
- Sought After Conservation Area
- Short Stroll to Heaton Mersey Common
- Handy Cellar for Extra Storage
- Two Double Bedrooms
- Southerly Facing Enclosed Rear Garden
- Easy Access to Motorway Network & Metro Station
- Attractive Cobble Stone Street

# 38 New Beech Road, Stockport SK4 3DD

Well Presented & Newly Decorated Period End Terrace. Tastefully Decorated & New Flooring Throughout. Southerly Facing Enclosed Rear Garden. Modern Fitted Kitchen. Luxury Shower Room. Two Double Bedrooms. Feature Fireplace to Lounge. Conservation Area. Close to Metro Station and Motorway Network. Short Stroll to Heaton Mersey Common. No Vendor Chain.



Council Tax Band: B



Situated within the highly sought after conservation area of Heaton Mersey, Joules have the pleasure to bring to the market this newly refurbished garden fronted terrace. Having undergone many improvements in the last few months such as a new contemporary style shower room with underfloor heating, redecoration and new flooring throughout.

This well presented and tastefully decorated home briefly comprises: Lounge with feature cast iron fireplace, breakfast kitchen with a good range of units and integrated oven and hob, large principle bedroom and further double bedroom to the rear. The aforementioned shower room is stunning with quality fitted suite and marble effect tiling. Handy cellar providing extra storage space.

There is a neatly presented front garden and to the rear is a fully enclosed Southerly facing rear garden with lawn and patio area.

Heaton Mersey is renowned for its convenience along with all the wonderful facilities of village, town and city close to hand. Well positioned to provide easy access to the M60, A35 and M56 motorway networks along with East Didsbury Metro Station and Manchester Airport is approximately 25 minutes drive away. Heaton Mersey Common is a short stroll away with over 11 acres of woodland walks. For family buyers there are reputable local primary and secondary schools within walking distance.

**OFFERED WITH NO VENDOR CHAIN AND MUST BE VIEWED TO FULLY APPRECIATE EVERYTHING IT HAS TO OFFER !**

#### **Entrance**

Entrance door with decorative double glazed panels, skylight over

#### **Lounge**

12'6" x 11'8"

Maximum measurements.

Well presented and newly decorated. Feature cast iron fireplace housing living flame coal effect gas fire with granite hearth. Double glazed sash effect window to the front elevation, laminated flooring, central heating radiator, door to inner hall

#### **Inner Hall**

Laminated flooring, stairs to first floor, door to breakfast kitchen

#### **Breakfast Kitchen**

12'6" x 12'5"

Maximum measurements.

Modern fitted kitchen with a good range of modern units in high gloss grey briefly comprising: single drainer stainless steel sink unit with swan neck mixer tap, cupboards below, further range of base, drawer and eye level units. Attractive worksurfaces with matching upstands. Built in stainless steel four ring gas hob, with glass splashback, and stainless steel

cooker hood over, electric oven below. Cupboard housing Mains combi boiler. Central heating radiator, inset downlighting. Double glazed window and door to the rear garden. Door to cellar

#### **Basement**

##### **Cellar**

12'6" x 11'9"

Stone steps down to the cellar. Handy storage cellar with good head height of approximately 6 foot. Brick floor, understairs recess, gas and electric meters, power and light

#### **First Floor**

##### **Stairs and Landing**

Doors to all first floor rooms. Loft access hatch

##### **Bedroom One**

12'6" x 11'8"

Maximum measurements.

Large double bedroom, double glazed sash effect window to the front elevation, central heating radiator

##### **Bedroom Two**

12'6" x 7'5" plus door recess

Further double bedroom, two double glazed windows overlooking the rear garden, central heating radiator

##### **Shower Room**

Newly refitted shower room. Modern white suite with black furniture and fittings comprising: Shower cubicle with fixed black rainhead and attachment, bi-folding shower door.

Vanity wash hand basin with black waterfall tap and cupboards below, wall mounted touch activated illuminated mirror, low level WC. Attractively marble effect fully tiled walls and floor. Black towel radiator, double glazed window with obscure glass to the side elevation. Underfloor heating, extractor fan

#### **Front Garden**

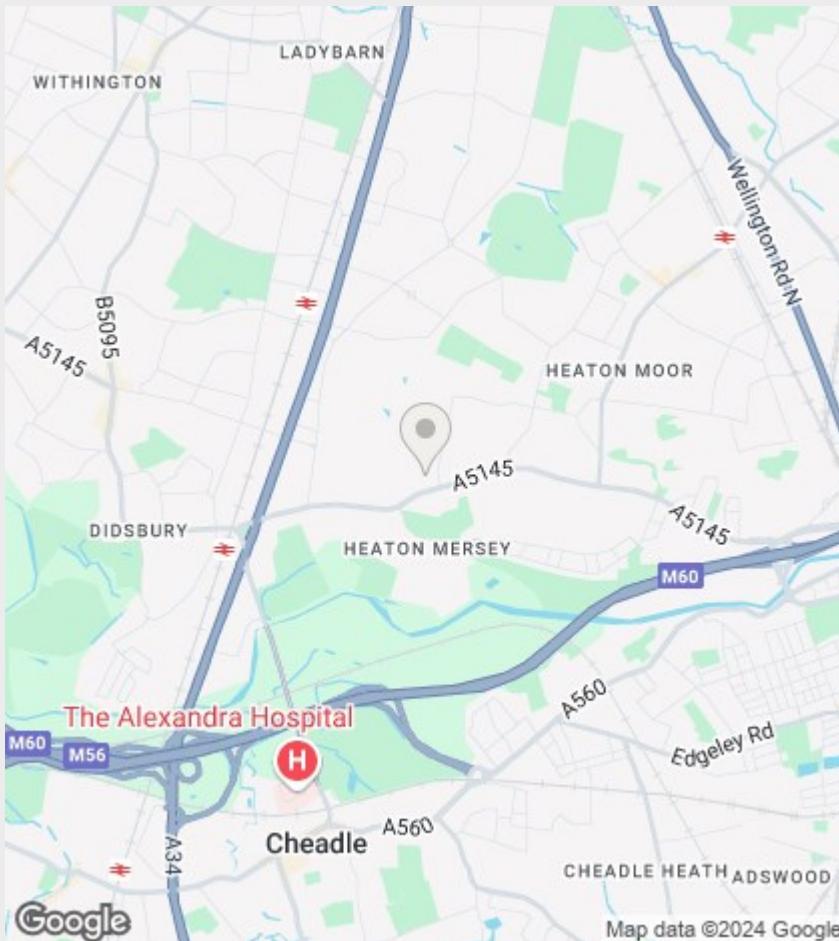
Neatly presented front garden with loose gravel area and feature terracotta and black tiled path, plants and shrubs to borders

#### **Rear Garden**

Fully enclosed Southerly facing rear garden with paved patio abutting the property. Lawned area which has just been re-seeded. Plants and shrubs to borders. Crazy paved patio to the bottom of the garden. Fenced and brick wall boundaries. Brick storage area to the rear elevation. Gate to side

#### **Tenure**

Freehold subject to a chief rent of £2.00 per annum



## Directions

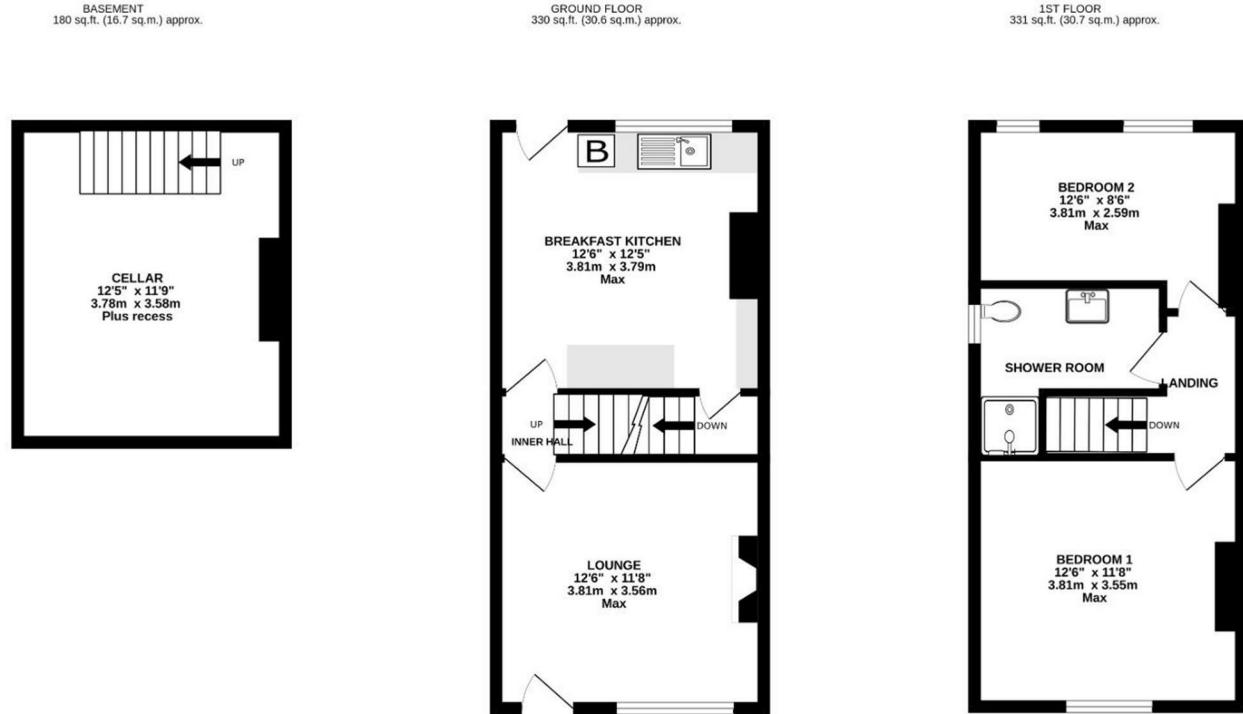
## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		63
(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



TOTAL FLOOR AREA : 840 sq.ft. (78.1 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.

Plans with Masterplan C9904