



31 New Beech Road, Heaton Mersey, Stockport, SK4 3DD

Guide Price £325,000

- Delightful Well Presented Period Terrace
- Handy Cellar Previously Used As A Home Office
- Attractive Cobble Stone Street
- Two Good sized Bedrooms
- Victorian Style Bathroom with Roll Top Bath
- Short Stroll to Heaton Mersey Common
- Comprehensively Fitted Dining Kitchen
- Sought After Conservation Area
- Easy Access to Motorway Network and Metro Station

31 New Beech Road, Stockport SK4 3DD

Stunning Well Presented Mid Terrace Dating Back to Circa 1900. Tastefully Decorated Throughout. Many Original Features. Comprehensively Fitted Dining Kitchen. Victorian Style Bathroom with Roll Top Bath. Two Good Sized Bedrooms. Cellar Offering a Multitude of Uses. Pleasant Front & Rear Gardens. Highly Sought After Conservation Area Location. Close to Metro Station and Motorway Networks. Stroll to Heaton Mersey Common. NO VENDOR CHAIN - Must Be viewed !



Council Tax Band: B



Joules are privilege to have the pleasure of marketing this beautifully presented and well maintained period terraced situated on a cobble stone street within the highly sought after location of Heaton Mersey Conservation Area. The current owners have sympathetically kept the feel of a 1900's built terrace with such features as a Victorian style pathway, deep skirting and double glazed sash windows yet still offering modern fitted kitchen and bathrooms.

Tastefully decorated throughout and briefly comprising: Entrance porch, beautifully presented lounge with fireplace (display only) providing an attractive focal point, comprehensively fitted kitchen with a range of grey units and built in oven and hob, two good sized bedrooms and a Victorian style bathroom with with claw footed roll top bath. Also with the extra benefit of a basement with laminated flooring this room offers a multitude of uses and was previously utilised as a home office.

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 Porch

Brick based porch, semi glazed entrance door with windows to sides. Timber door giving access to the lounge, skylight over

Lounge

12'5" x 12'0"

Maximum measurements.

Feature cast iron fireplace with decorative tiled side (display only). Stripped

floorboards, double glazed sash window to the front elevation, built in alcove cupboard with shelf above, further alcove shelving. Central heating radiator with decorative cover. Ceiling rose and coving, original stripped door to inner hall

Inner Hall

Stairs to first floor, stripped original door to dining kitchen, wall mounted coat hooks.

Exposed floorboards

Dining Kitchen

12'5" x 10'2"

Maximum measurements.

Attractively fitted kitchen with a comprehensive range of units in grey comprising: Bowl and a half single drainer stainless steel sink unit with swan neck mixer, cupboards below, further base, drawer and eye level units incorporating dresser style glass fronted unit with cupboards and drawers below. Set within chimney breast is the four ring gas hob, electric oven below, stainless steel extractor hood, fully tiled surround and rack shelving above. Wall mounted Worcester boiler sat within unit. Work surfaces with tiled splashbacks. Plumbed and access for an automatic washing machine. Central heating radiator, double glazed sash window and door to the rear garden. Space for a table and chairs. Stripped door to cellar. Ceiling coving and cable lighting.

Basement

11'4" x 10'5"

Measurement to storage cupboards.

Carpeted steps down to basement with inset lighting. Laminated flooring, two large built in cupboards with shelving one housing the gas meter, further large storage cupboard which extends to the understairs recess. Double glazed window to the front elevation. Cupboard housing electric meter and consumer unit. Inset lighting.

First Floor

Stairs and Landing

Stripped original doors to all rooms

Bedroom One

12'3" x 12'0"

Maximum measurements.

Large double bedroom, double glazed sash window to the front elevation. Feature pelmet lighting. Built in wardrobe housing clothes rails, built in high level alcove cupboard with shelving. Central heating radiator. Ceiling rose

Bedroom Two

10'2" x 6'1"

Good sized second bedroom, double glazed window to the rear elevation, central heating radiator, dado rail, ceiling rose and cornice. Loft access hatch

Bathroom

Victorian style white three piece bathroom suite comprising: Claw foot roll top bath with mixer tap and Triton shower over, shower curtain rail over. Savoy wash hand basin with chrome towel rail below. Low level WC. Central heating radiator. Partly tiled walls, ceiling coving. Built in storage cupboard. Double glazed window with obscure glass to the rear elevation.

Outside

Front Garden

Feature Victorian style terracotta and black tiled pathway to the entrance door. Paved area with contrasting central inset.

Rear Garden

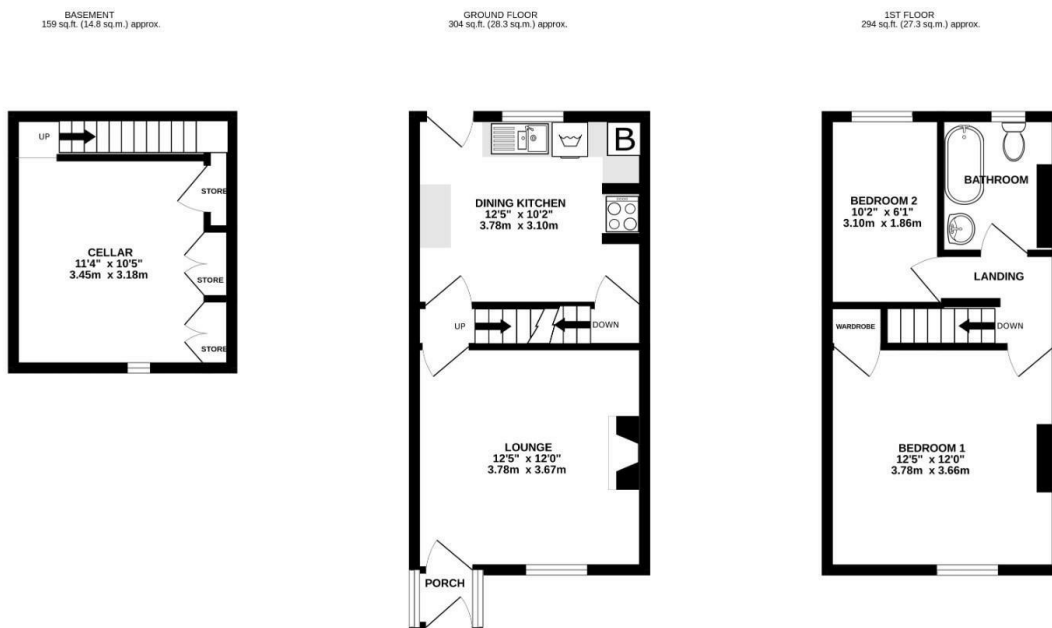
Pleasant enclosed rear patio paved with Indian Stone, corner flowed with an abundance of plants and shrubs. Walled boundaries. Timber garden gate

Tenure

Freehold subject to a Chief Rent of £2.00 per annum

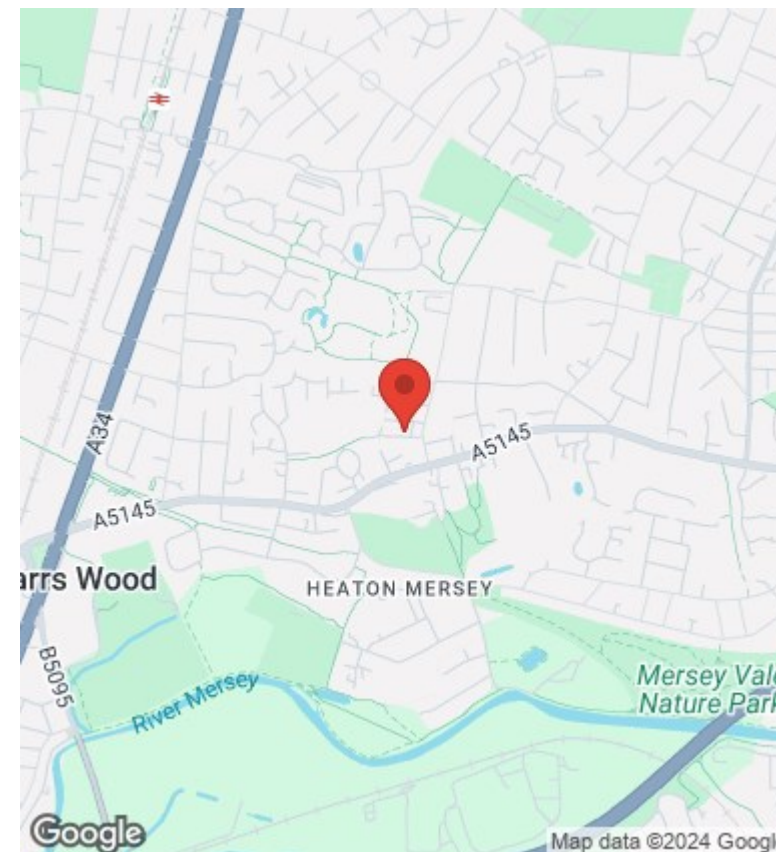






TOTAL FLOOR AREA : 758 sq.ft. (70.4 sq.m.) approx.

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

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC