



12 Heathbank Road, Edgeley, Stockport, SK3 0UP

Asking price £375,000



We are delighted to welcome this Charming and Traditional Three Bedroomed Semi Detached Property, situated on the border of Edgeley and Cheadle. Oozing with Tradition and Charm, this property is perfectly situated for those requiring to be close to an array of amenities including large supermarkets, and within walking distance of reputable schools and convenient transport links.

The accommodation briefly comprises: Entrance into a Welcoming Hallway, with a Spacious Open-Plan Reception Room, with a beautifully traditional feature fireplace and bay window to the front. Beyond is a Capacious and Cottage-Style Kitchen, with an open-plan aspect to a breakfast area and another Feature Fireplace, with a breakfast bar separating the two. To the rear is a Well constructed Conservatory which currently being used as the dining room, with access through patio doors to a beautifully presented rear garden. The conservatory has been built on proper foundations, meaning should the new owner wish to extend with a brick-built extension, they have the foundations there to do it. Stairs lead from the hallway down to an Extremely Large Basement Cellar, housing a brand new boiler and both chambers provide valuable additional storage space. To the First Floor Landing you'll find Three Good-Sized Bedrooms with fitted wardrobes, and a Traditional Shower Room with modern WC. There is also a large loft space providing Valuable and Additional Storage space - a perfect solution for a small or growing family!

Externally, there is Off-Road Parking via a tiled driveway and car port to the side - large enough for several vehicles, with a low-walled and gated garden to the front. To the rear, the property boasts an Extremely Large and Picturesque Garden, consisting of a Pond, decorative rockery, decorative bridge, and a Large Shed at the bottom providing further storage space. The property is EPC Grade- E, and Council Tax Band- B. Freehold.

- Traditionally Decorated Three Bedroomed Semi
- Capacious Traditional Kitchen
- Three Good Sized Bedrooms
- Beautifully Tended Large Rear Garden
- Brand New Boiler

- Open Plan Reception Rooms
- Conservatory to the rear
- Shower Room
- Off-Road Parking via Driveway and Car port
- Extremely Convenient Location

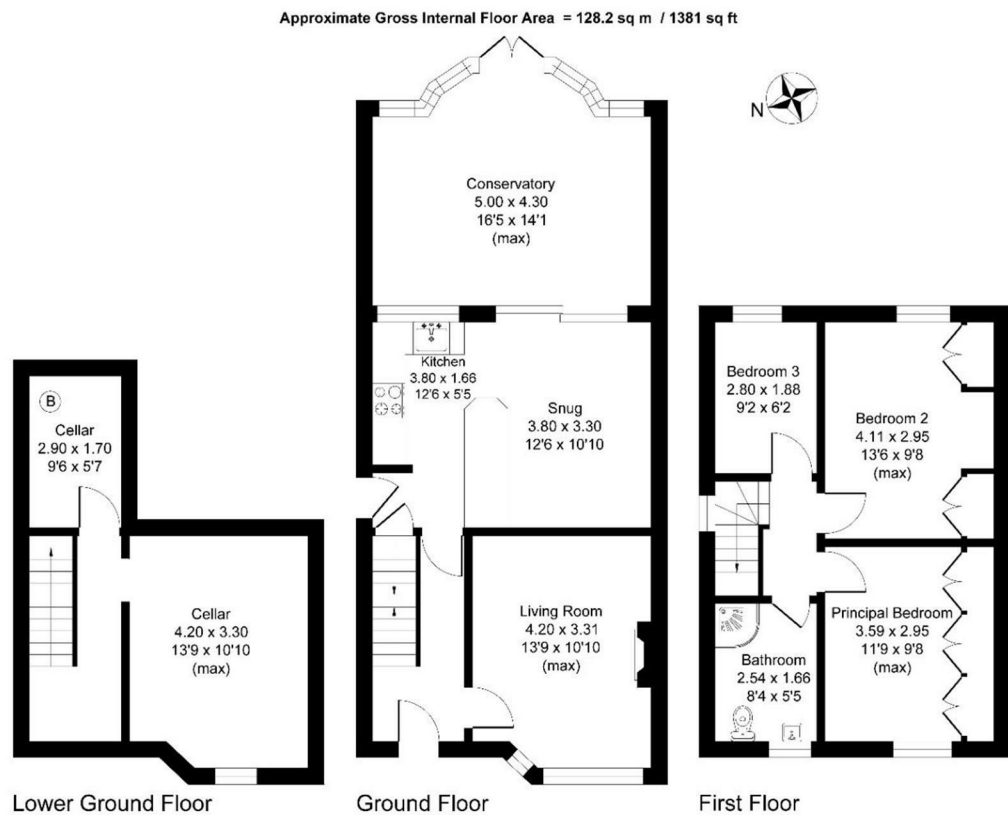


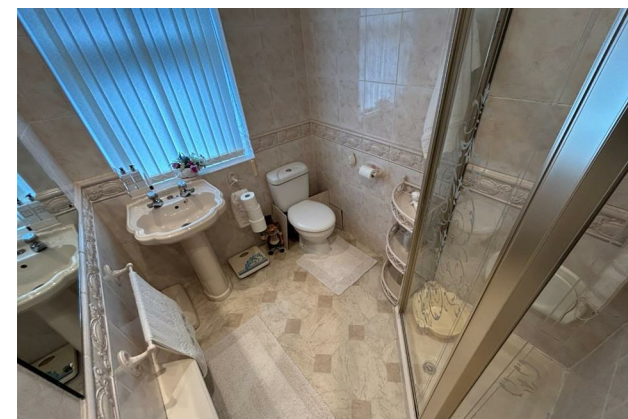
Illustration for identification purposes only, measurements are approximate, not to scale.

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		
	52	84

England & Wales

EU Directive 2002/91/EC



From our office on Pepper Road, head south west and turn left onto Bramhall Moor Lane, heading east, past the hospital and to the end of the road. At the traffic lights, turn left onto the A6/ Buxton Road, and continue on this road for 1.7 miles, before turning left onto Longshut Lane. At the traffic lights, turn right onto Shaw Heath and at the traffic lights, turn left onto Booth Street, before merging onto Mercian Way. Continue on to Edgeley Road for 1 mile, before turning right onto Heathbank Road. The property is located on the right hand side, about 350 ft up.

Property ONE Pepper House 1 Pepper Road, Hazel Grove, Stockport, Greater Manchester, SK7 5DP
01615115339
enquiries@property-one.co.uk

