



16 Soudan Road, Heaviley, Stockport, Cheshire, SK2 6PH

£1,150

PROPERTY ONE



We are delighted to welcome to the market this Well Presented TWO DOUBLE BEDROOMED Mid Terraced Property, which is Conveniently Situated on a popular estate in Heaviley, boasting An Abundance of Amenities, Excellent Transport Links and a Variety of Reputable Schools and Colleges within WALKING DISTANCE.

In brief, the accommodation comprises: Entrance into a Hallway with a Spacious Reception Room to the front and a Second Separate Reception Room to the rear with patio doors leading out to the Rear Garden. Access to a Basement Cellar is via the rear reception Room, providing Valuable Additional Storage Space. Beyond is a Modern Galley Kitchen with integral appliances. Stairs lead from between the Two Reception Rooms to the First Floor Landing, with the Principle Bedroom being a Substantial Double located at the front, with a Second smaller Double Bedroom to the rear alongside a Modern three piece Bathroom, with shower above the bath.

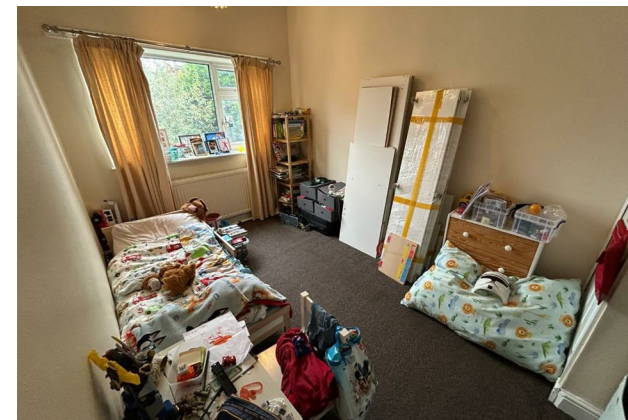
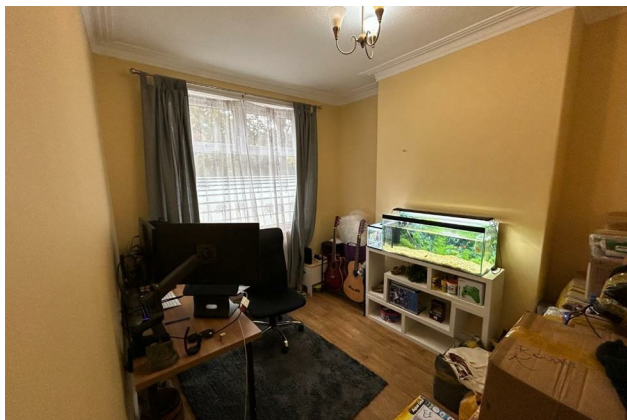
Externally, there is a Small Walled Garden with unrestricted On-Street Parking Available to the front and a Mainly Lawned Rear Garden with herbaceous borders and small patio area. The property is offered on an Unfurnished basis and is Council Tax Band- B. NO Smokers or Pets. EPC Grade- D.

- *Well Presented Mid-Terraced*
- *Modern Galley Kitchen*
- *Two Double Bedrooms*
- *Private and Enclosed Garden*
- *Extremely Sought After Location*

- *Two Separate Reception Rooms*
- *Basement Cellar*
- *Modern Family Bathroom*
- *On-Street Parking*
- *Viewing Essential*

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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