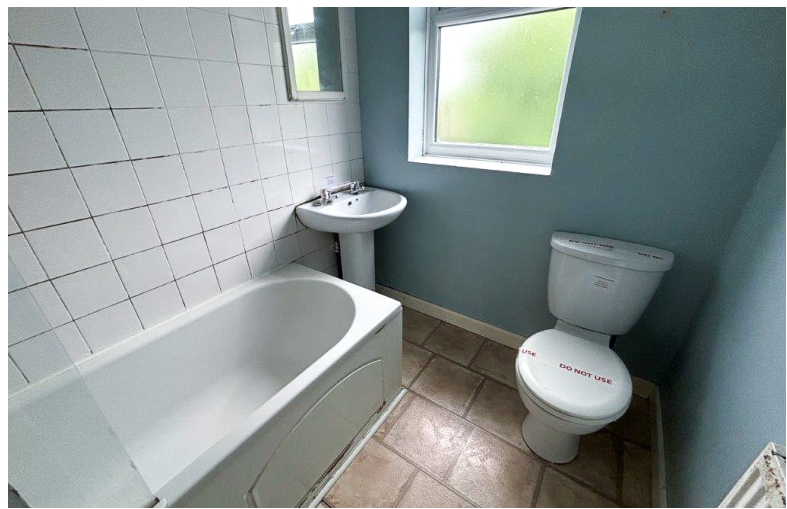




Windermere Road, Heaviley | Stockport | SK1 4NN

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## Features

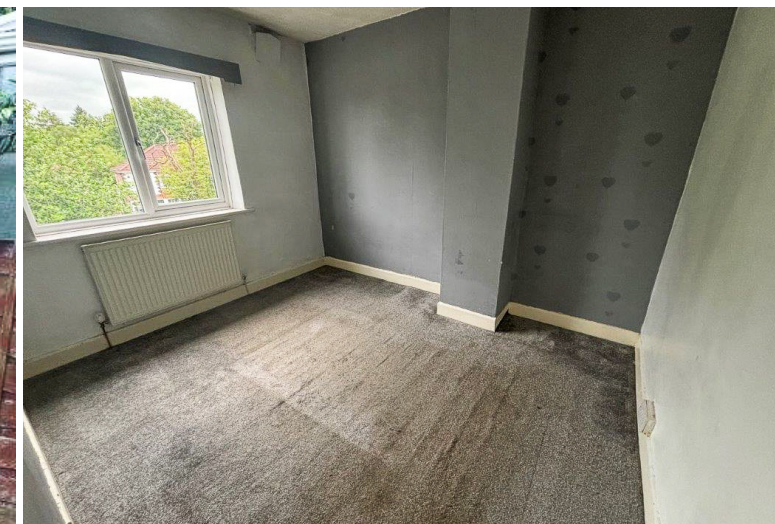
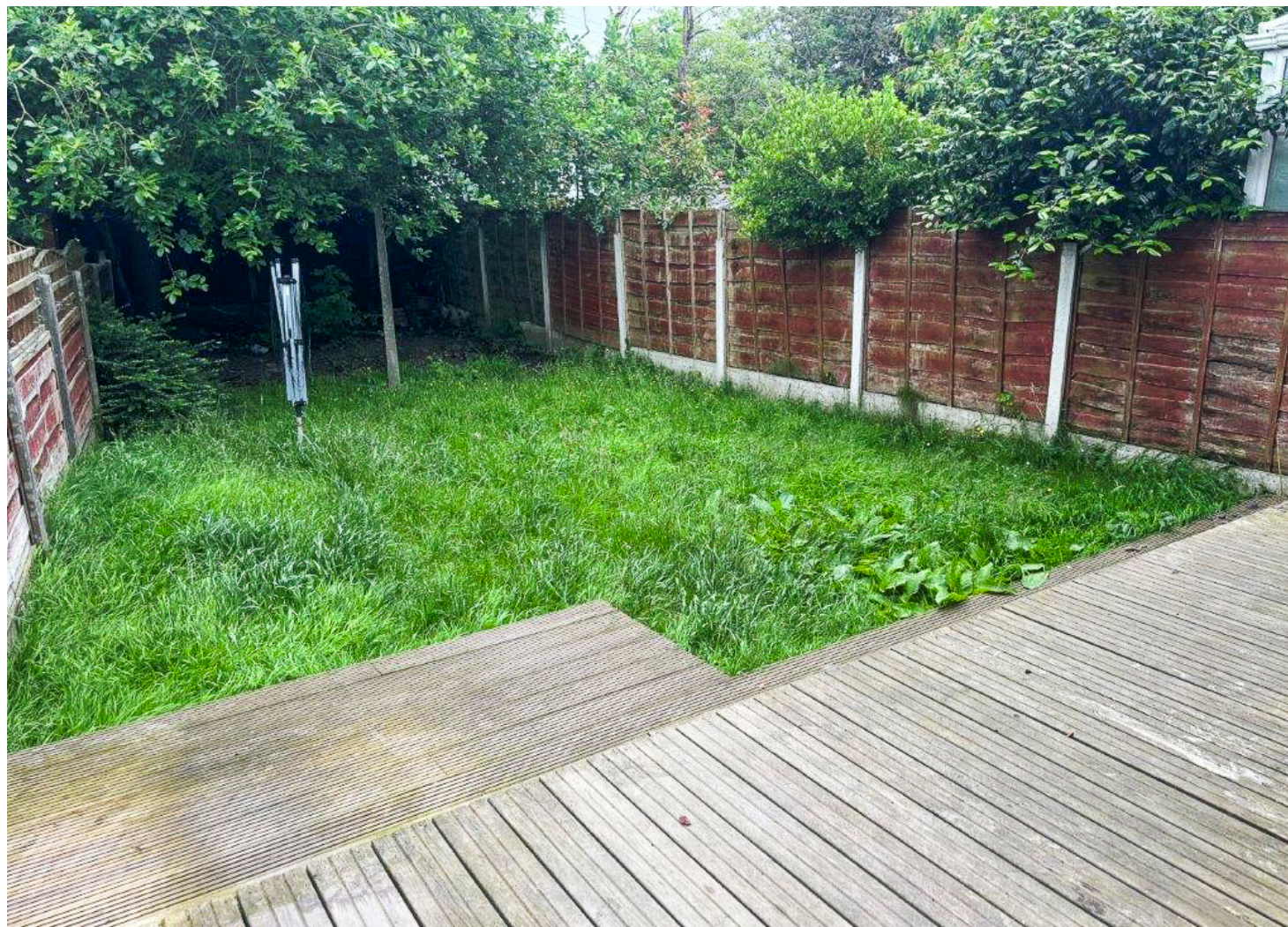
- Available With No Chain
- 2 Bedroom Semi Detached
- Highly Sought After Location
- Lovely Lawned & Decked Gardens
- Ideal First Home

Situated in residential Heaviley, this NO CHAIN property is ideal for FIRST TIME BUYERS looking for a home to make their own. It boasts a spacious BREAKFAST KITCHEN, lawned GARDEN and is located within close proximity to a variety of TRANSPORT LINKS.

The ground floor contains a generous lounge at the front of the property and a breakfast kitchen with views of the rear garden. Upon the second floor is a three-piece bathroom suit and two bedrooms. There is a lawned garden at both the front and rear of the home, as well as decking in the back garden

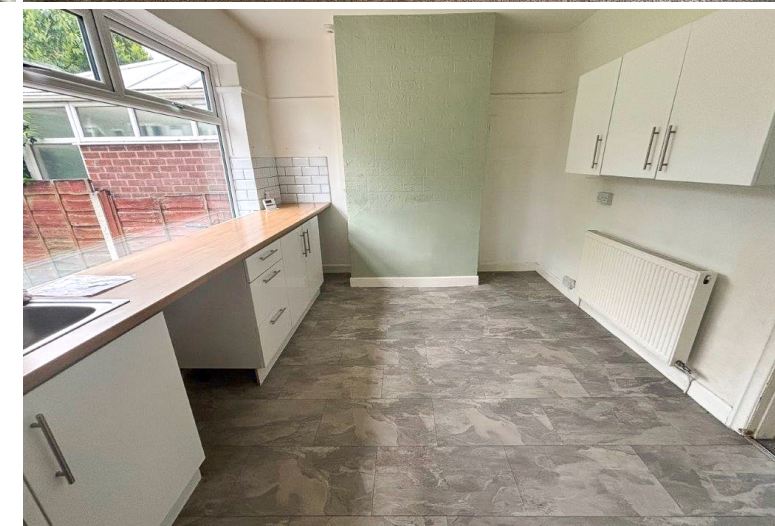
to be enjoyed on a summer's day. The property also benefits from UPVC double glazing windows and gas central heating. Although this property is turn key, it's a fantastic opportunity for first time buyers looking for a place to put their own stamp on.





Great local amenities are within walking distance of the property. These include but are not limited to local shops, Dial House Medical Centre, Offerton Pharmacy, Stepping Hospital and a variety of pubs and eateries. For young professionals there are convenient transport links to Stockport city centre and Manchester from Davenport Station which is a twenty-minute walk from the property. Additional bus routes can also be found within a two minutes' walk from the home. For families, three **OUTSTANDING** schools are under a mile away – Banks Lane Infant School, Lisburne Primary and Castle Hill High School. Furthermore, to the south of Heaviley can be found a variation of green spaces such as Poise Brook Nature Reserve, Overdale Park and Woodlands Park. All provide walking routes for the family to enjoy.

Viewing is recommended to appreciate all this property has to offer. Please call to register interest.

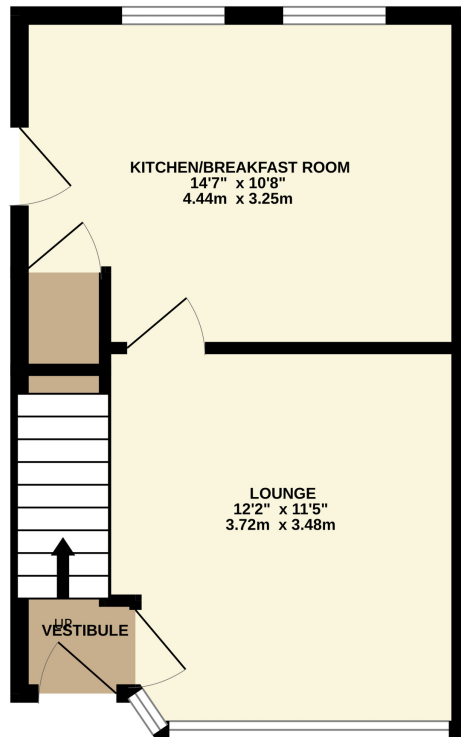




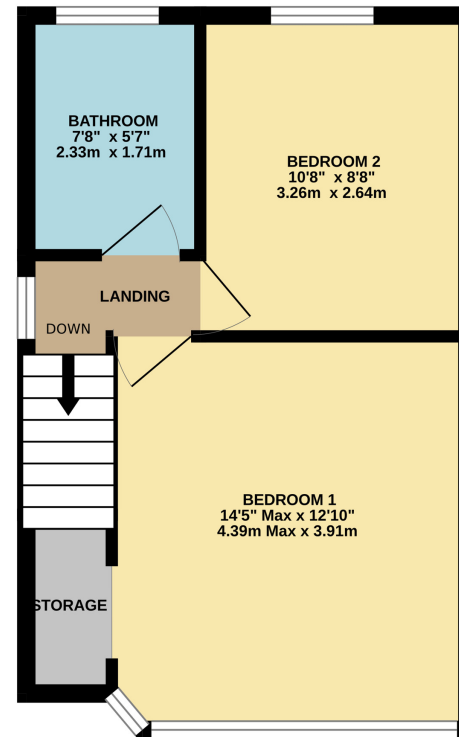
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



1ST FLOOR  
320 sq.ft. (29.7 sq.m.) approx.



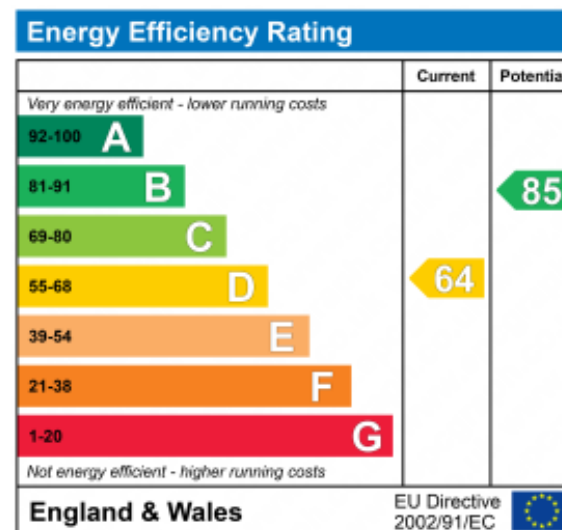
TOTAL FLOOR AREA : 639 sq.ft. (59.3 sq.m.) approx.

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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## Important Information

- Council Tax Band: A
- Tenure:Freehold

## EPC Rating



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T: 0161 456 6000  
E: hazelgrove@edwardmellor.co.uk



*The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.*