



14 Nursery Road, Heaton Norris/Moor Border, Stockport  
SK4 2NE

JohnMellor



Offered for sale with No Onward Chain this beautifully presented larger style period terrace property (Three bedrooms plus loft space) offers substantial family accommodation and has been maintained and improved by the current owners to create a lovely light and airy home. This spacious property boasts two reception rooms, the lounge with bay window to the front and bi-fold doors to the dining room, plus a generous and stylish breakfast kitchen incorporating integral dishwasher and fridge with doors to the conservatory and garden beyond. Stairs from the kitchen lead down to the useful cellar rooms and the property is heated by a gas boiler installed in 2019 with the addition of double glazing. Found on the first floor there is a contemporary bathroom plus three bedrooms, the main bedroom benefitting from a superb good size en-suite shower room.

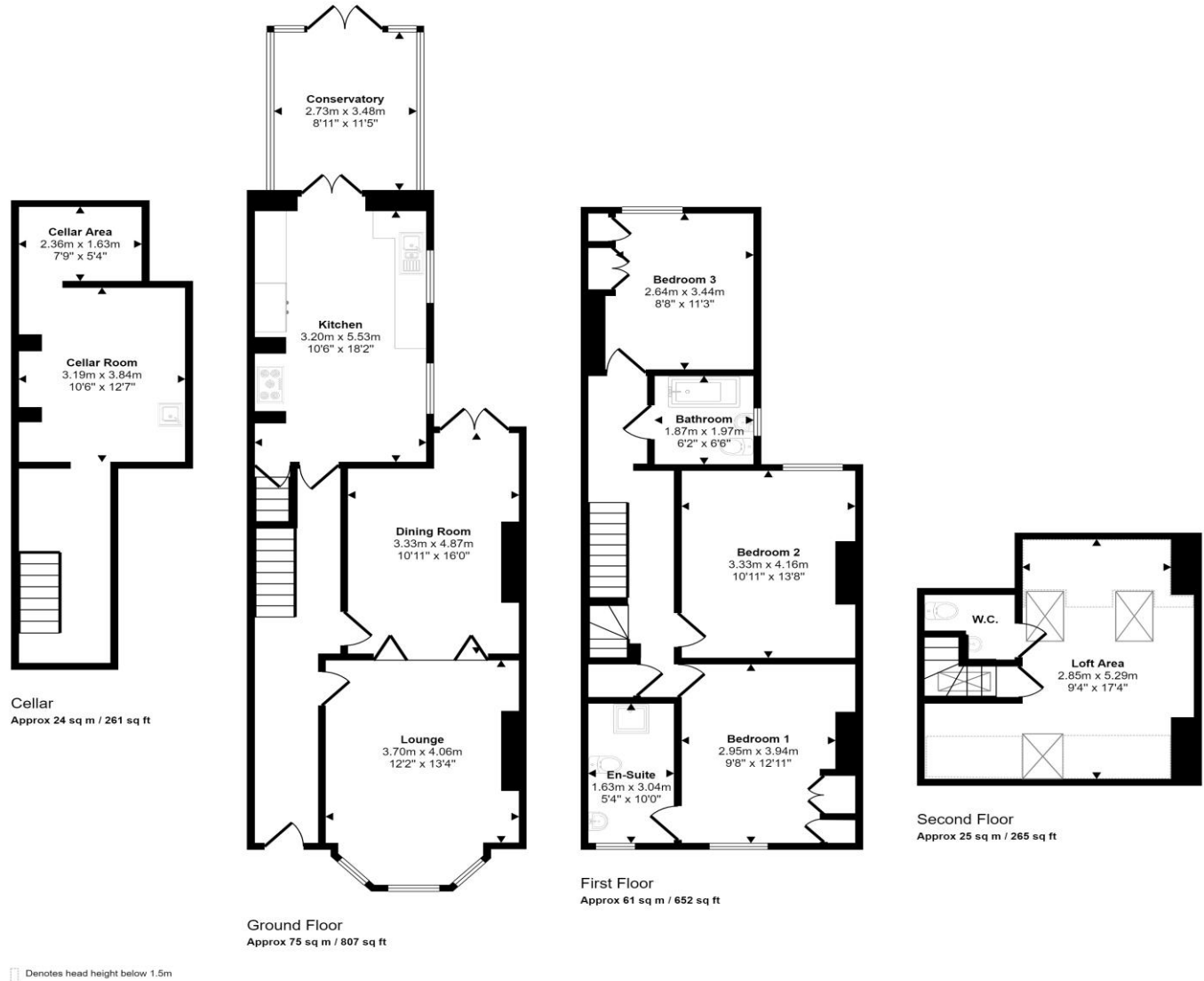


Stairs on the landing lead up to the loft area which is currently used as an office space and also contains a separate wc. Outside the property benefits from a block paved driveway providing off road parking, whilst to the rear is a well maintained enclosed garden laid to lawn with borders. A viewing is recommended of this most desirable family home. Nursery Road is convenient for local amenities catering for most of the everyday wants and needs together with bars, cafes, restaurants, schools and sports facilities. For commuters Heaton Chapel train station is just a 0.9 mile walk away with trains operating into both Stockport and Manchester centres. The property is freehold with a chief rent of £15.00 per annum and council tax band C.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	50	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approx Gross Internal Area  
184 sq m / 1986 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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