



14 Sharples Street, Heaton Norris, Stockport, SK4 1QE

JohnMellor





A viewing of this beautifully appointed modern mid mews property is essential in order to appreciate the bright and airy accommodation offered for sale, and which is tastefully decorated throughout. Neatly laid out rooms are warmed by a Baxi gas central heating combination boiler and combines with upvc double glazing to help give the property a very respectable C energy rating. To the ground floor there is a spacious hall, good sized lounge and a fitted dining kitchen with modern units and double glazed patio doors opening out on to the garden.





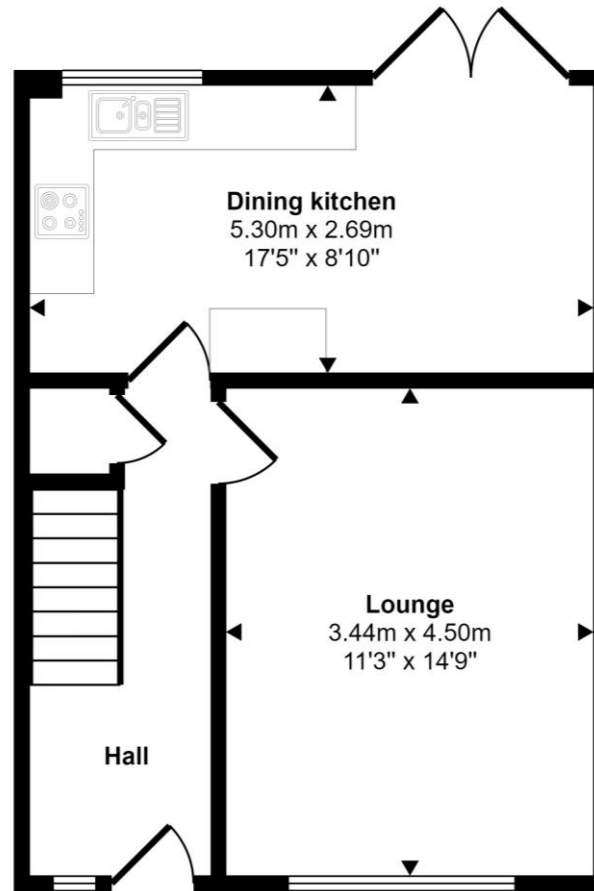
To the first floor there are three super bedrooms and a re-fitted shower room. Special mention should be made of the delightful rear garden with paved and decked areas complemented by a lawned area and stocked flower/shrub borders. Completing the property is the brick garage which is accessed from the rear. Sharples Street is situated in a popular residential area and is convenient for local amenities catering for the everyday wants and needs together with the regions motorway network system. For commuters Heaton Chapel train station is 0.9 mile walk away and operates into both Stockport and Manchester centres. Freehold. Council tax band B.



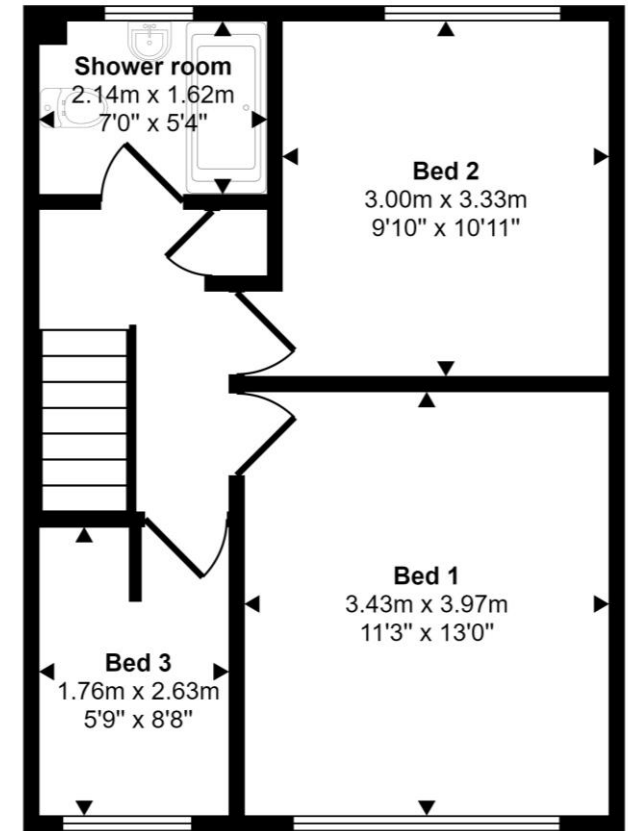


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Internal Area  
78 sq m / 844 sq ft



Ground Floor  
Approx 39 sq m / 420 sq ft



First Floor  
Approx 39 sq m / 424 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.