



8 Cedar Grove, Heaton Moor, Stockport, SK4 4RN

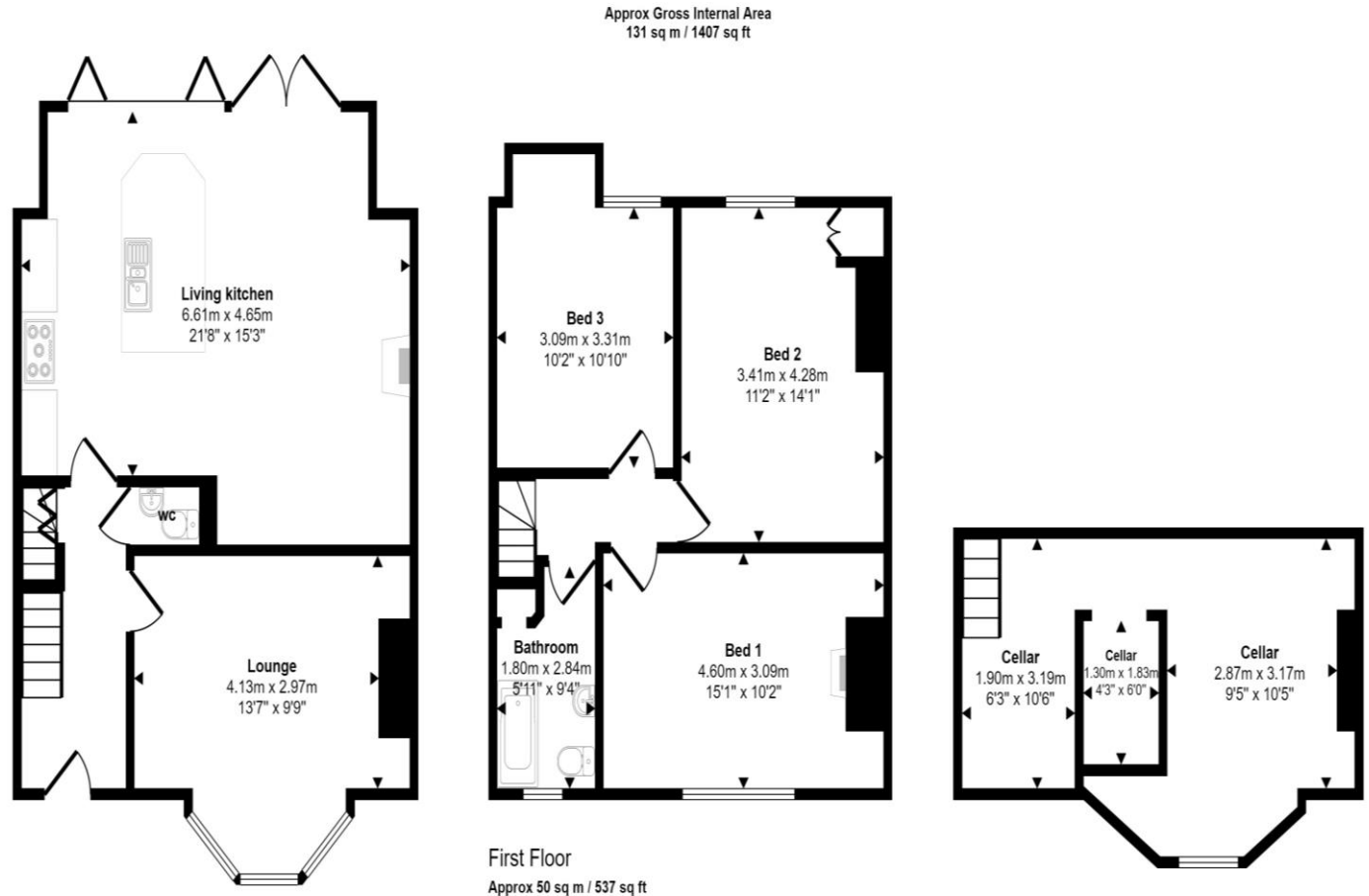
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A larger style three double bedroom garden terrace property boasting a superb rear extension to provide an amazing family living dining kitchen area with bi-folding doors across the back. The spacious accommodation is gas centrally heated upstairs and the whole of the ground floor has underfloor heating with rooms to include a hall with a downstairs cloaks/wc off, a good size lounge and the large family living dining kitchen which also has a feature wood burner. The useful cellar rooms provide a utility area and extra storage. A spindled staircase from the hall leads to the first floor landing where the three double bedrooms and bathroom with a white suite will be found.



Access from the bi-folding doors leads to an elevated decked area and an artificial grassed area. The attic space is boarded out and has lighting and a fold down wooden stairway. The property also retains much of the charm and character of its era sadly lacking in today's more modern constructions. Cedar Grove is incredibly convenient for all Heaton Moor has to offer including shops, bars, restaurants, cafes, sports facilities, schools for all ages and the beautiful boutique Savoy cinema. For the commuter Heaton Chapel train station is just a 0.1 mile walk away and operates into both Stockport and Manchester centres. Freehold. Council tax band D. No chain involved!



Ground Floor
Approx 58 sq m / 622 sq ft

First Floor
Approx 50 sq m / 537 sq ft

Cellar
Approx 23 sq m / 247 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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D	58		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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