



**Craig Road, Heaton Mersey, Stockport, SK4**

**Offers in excess of:  
£350,000**

# Craig Road, Heaton Mersey, Stockport, SK4

\*\* Offered with NO ONWARD CHAIN \*\* Situated on Craig Road in the sought after area of Heaton Mersey is this well presented semi-detached home.

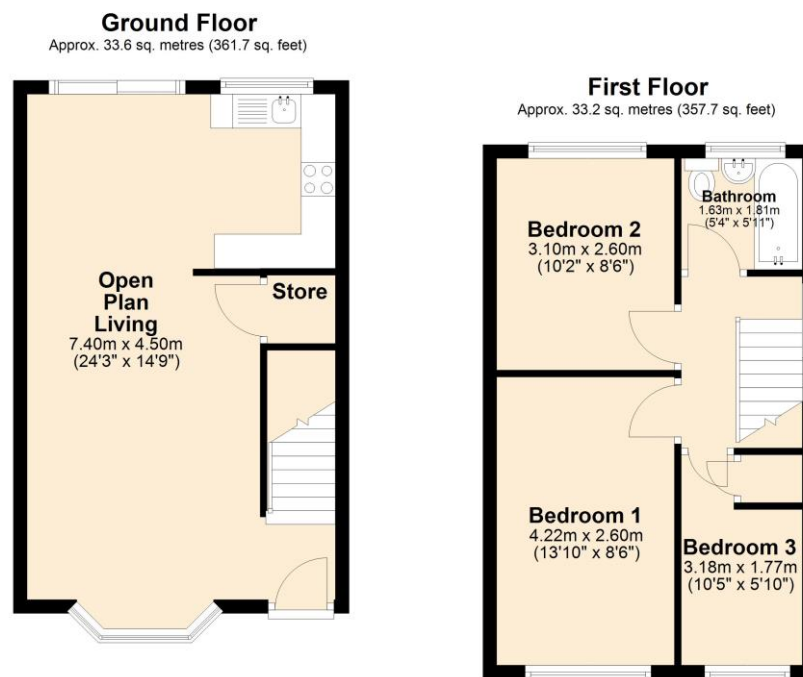
Located within easy reach of popular schooling, close to both The Heaton and Didsbury Village, as well as being within close proximity of the Metrolink and Mersey Vale & Heaton Mersey Park this home is a perfect purchase for growing families, professionals or first-time buyers alike.

The property itself in brief comprises; Entrance Hall, the ground floor accommodation offers open plan living with bay window to the front elevation and patio doors to the rear flooding the space with natural light. There is ample space for both living and dining room furniture and room for the whole family to relax or entertain. The kitchen is located just off the 'dining area' and is fitted with a modern range of base and eye level units with work surfaces over and is furnished with a range of integral appliances.

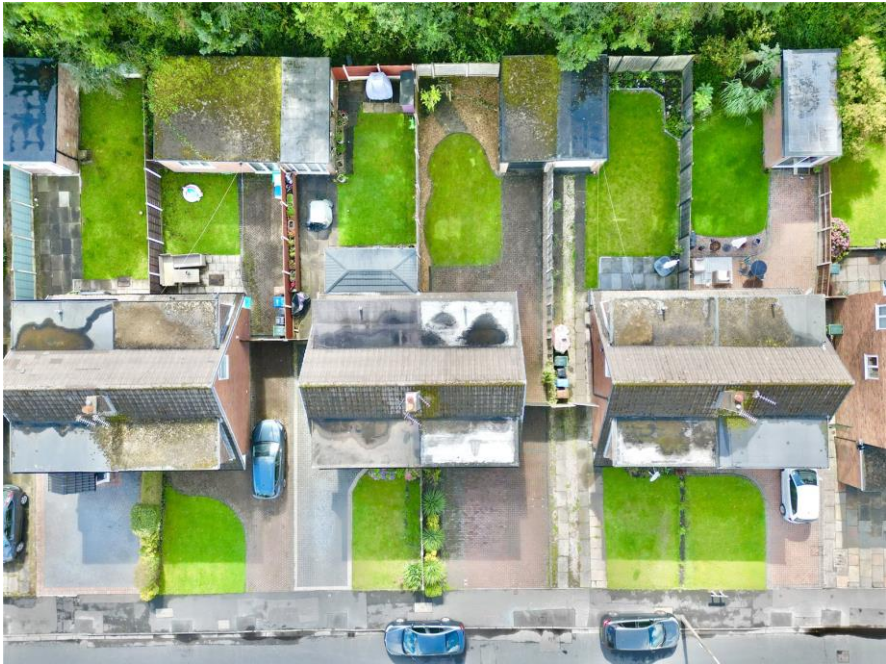
The first floor is home to THREE bedrooms, two of which are fantastic size doubles and a three piece contemporary family bathroom.

Externally to the front of the property there is a driveway providing off road parking for several cars whilst to the rear there is a private enclosed landscaped garden with lawned area and blocked paved patio area. There is also the added benefit of a detached garage with up and over door.

- Leasehold
- 999 Years 7/9/1972
- Ground Rent £18pa
- EPC Grade C
- Council Tax Band C



Total area: approx. 66.8 sq. metres (719.4 sq. feet)





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>88</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>71</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## The Property Man

102A School Road  
Sale  
Cheshire  
M33 7XB

T: 01615198855

E: [sales@thepropertyman.co.uk](mailto:sales@thepropertyman.co.uk)

[www.thepropertyman.co.uk](http://www.thepropertyman.co.uk)

The Property Man

Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.