



## 32 Poplar Street, Heaton Mersey, Stockport, SK4 3DG

O.I.R.O £340,000

- Period Cottage on Cobble Stoned Road
- Many Original Features
- Two Receptions and Two Double Bedrooms
- Modern Kitchen & Luxury Bathroom
- Sought After Conservation Area
- Gardens to Front and Rear



# 32 Poplar Street, Stockport SK4 3DG

Sought After Location, Cobble Stone Street in Conservation Area. Two Receptions and Two Double Bedrooms. Modern Fitted Kitchen with Woodblock Work Surfaces. Luxury Four Piece bathroom with Claw Foot Bath. Gardens to Both Front and Rear. Handy Cellar. Close to Heaton Mersey Common



Council Tax Band: C



Period properties are loved by so many for their history and character and this home is no exception. It is an end terrace Edwardian home chocked full of character with picture rails and cornice detail throughout along with stripped floors and doors.

What's also intriguing is that with being an end home the builders used licence to construct the walls at angles and so there isn't a linear room in the home, talk about quirky and it does add a unique aesthetic to what is on offer. Independent of the compelling story is the luxury bathroom with freestanding bath, a wet room shower and drying area and Victoriana fittings to add to the special atmosphere. The kitchen has been updated too with a stylish arrangement in a Shaker style and quality built in appliances and wood block work surfaces.

Heaton Mersey is within easy reach of the motorway network, main line train station, international airport and the popular Metrolink. The village boasts a wealth of green space including Heaton Mersey Common with 10 acres of woodland, the River Mersey and even a community orchard.

This is a snap shot of what is on offer and when you consider the location in Conservation Area and close to the village centre it really is a cherry of a home in a Poplar location.

PLEASE NOTE ALL ROOM MEASUREMENTS ARE EITHER MAXIMUM OR AVERAGE MEASUREMENTS.

No room are square - so measurements can not be relied upon. Interested parties should satisfy themselves by inspection or otherwise as the accuracy of the measurements are approximate.

#### Entrance Hall

Rock style entrance door with skylight over. Picture rail and cornice detail. Stripped pine floor. Central heating radiator. Double glazed window to the side elevation. Stripped pine doors to lounge and dining room. Stairs to first floor

#### Lounge

12'5" x 9'6"

Maximum measurements due to shape of room

Feature cast iron fireplace. Built in meter cupboards. Alcove shelving. Picture rail and cornice detail. Stripped pine door and floor. Central heating radiator. UPVC double glazed window to front elevation

#### Dining Room

14'0" x 11'7"

Maximum measurements due to shape of room

Picture rail and cornice detail. Original built in alcove cupboard and drawers. Stripped pine floor. Striped pine doors with access to kitchen, hall and sliding door to cellar. central heating radiators, double glazed window to side and one to rear. Hole in the wall inglenook fireplace with timber mantle (display only).

#### Kitchen

10'3" x 5'5"

Maximum measurements due to shape of room

Double bowl Belfast style sink unit with swan neck miser, cupboards below, further range of base, wall and drawer units, wood block worksurfaces and upstands with tiled splash backs. Samsung 4 ring gas hob with stainless steel cooker hood above, oven below. Plumbed and access for an automatic washing machine. Tiled floor. Fitted spotlights. Double glazed window and door to rear garden.

#### First Floor

##### Stairs and Landing

Picture rail and cornice detail. Timber panelled flooring. Built in shelving, doors to all rooms

##### Bedroom One

13'10" x 9'7"

Maximum measurements due to shape of room

Picture rail and cornice detail. Painted floorboards. Fitted alcove shelves. Stripped pine door. Central heating radiator. Double glazed window to the front elevation



## Bedroom Two

11'2" x 8'8"

Maximum measurements due to shape of room.

Good sized second bedroom. Built in cupboard. Stripped pine door. Double panel radiator. UPVC double glazed window.

Access hatch to insulated and boarded loft with pull down ladder.

## Basement

## Cellar

14'3" x 13'8"

Maximum measurements due to shape of room

Stone steps down from dining room.

## Bathroom

Attractive bathroom. Claw foot bath with Victoriana side mounted tap and telephonic style shower attachment. Shower cubicle with Rain-head shower and drying area. Low level WC. Pedestal wash hand basin. Double glazed window with opaque glass. to side elevation, chrome heated towel radiator.

## Outside

## Front

Predominantly paved front garden with flowre beds,

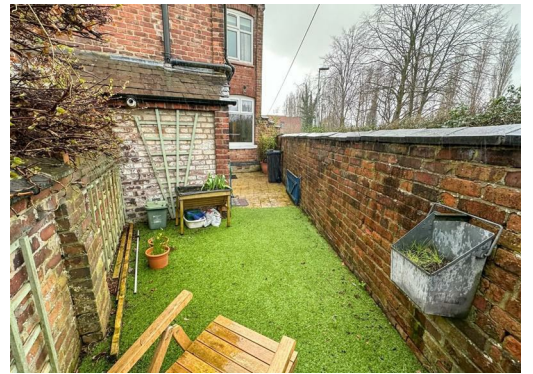
## Rear

Enclosed rear garden with paved patio area abutting the property, artificial turfed lawn. Lockable brick built lean-to with plumbing for an automatic washing machine.

Wall mounted Ravenheat boiler

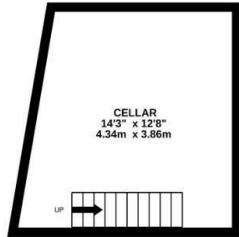








BASEMENT LEVEL  
185 sq.ft. (17.1 sq.m.) approx.



GROUND FLOOR  
382 sq.ft. (35.4 sq.m.) approx.

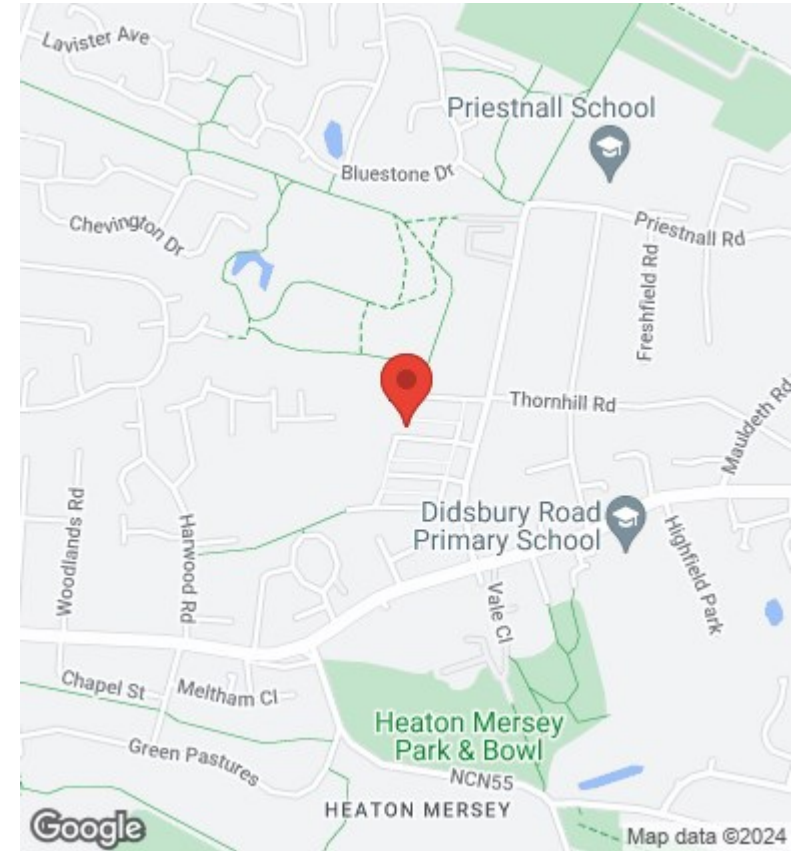


1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA - 957 sq.ft. (88.9 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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## Directions

## Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

## Council Tax Band

C

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