



12 Empress Drive, Heaton Chapel, Stockport, SK4 2RW

Guide Price £230,000

- Three Bedroom Mews
- Garage En-Block
- Popular Location
- In Need Of Modernisation
- Enclosed Rear Garden
- No Vendor Chain

12 Empress Drive, Stockport SK4 2RW

Three Bedroom Mid Mews. In Need Of Improvement. Sought After Location. Garage En-Block. Lawned Rear Garden. Vacant Possession.



Council Tax Band: B



Porch

6'7" x 5'1"

Double glazed windows and door. Meter cupboard, semi glazed door to hallway

Entrance Hall

Doors to lounge and kitchen. Stairs to the first floor with understairs storage. Central heating radiator

Lounge

16'2" x 11'5"

Wall mounted gas fire (not tested) double glazed door and windows to rear garden

Dining Kitchen

10'9" x 9'9"

Single drainer stainless steel sink unit with mixer tap, cupboard below. Work surface. Free standing cupboard and drawer unit. Wall mounted Worcester boiler. Central heating radiator, double glazed window to the front elevation

First Floor

Stairs and Landing

Stairs to first floor, doors to all first floor rooms. Storage cupboard with rail and shelf

Bedroom One

11'3" x 9'4"

Double glazed window to the rear elevation, bank of fitted wardrobes, central heating radiator

Bedroom Two

10'9" x 7'9"

Plus door recess.

Double glazed window to the front elevation, central heating radiator

Bedroom Three

11'2" x 7'0"

Double glazed window to the rear elevation, central heating radiator. Built in double wardrobe

Bathroom

Modern three piece bathroom suite in white comprising: panelled bath with shower from taps, shower screen. Low level WC, pedestal wash hand

basin. Double glazed window to the front elevation with obscure glass, majority tiled walls, central heating radiator, door to large airing cupboard

Outside

Front Garden

Paved front garden with flower beds and hedging to boundaries

Rear Garden

Enclosed rear garden predominantly lawned with paved patio area abutting the property, plants and shrubs to borders. Fenced boundaries with gate to ginnel.

Garage

Single garage en-block.



Directions

Viewings

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

EPC Rating:

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

