



15 Hawthorn Road, Heaton Mersey, Stockport, SK4 3DQ

Offers In Excess Of £400,000

- Back to Brick Renovation
- Quality Fully Integrated Kitchen with Quartz Work Tops
- Basement Conversion Providing Many Options for Use.
- Two Good Sized Double Bedrooms
- Conservation Area on Tree Lined Road
- Stunning Fully Refurbished Throughout
- Luxury Four Piece Bathroom with Underfloor Heating
- Open Plan Living/Dining/Kitchen
- Gardens to both the Front and Rear
- NO VENDOR CHAIN - MUST BE VIEWED

15 Hawthorn Road, Stockport SK4 3DQ

Stunning Newly Completed Back-to-Brick Renovation. Open Plan Living/Dining/Kitchen with Quality Fitted Units and Integrated Appliances. Granite Work Tops and Boiling Water Tap. Luxury Four Piece Bathroom. Snug with Multi Fuel Stove. Two Double Bedrooms. Basement Conversion with 7Ft high Ceiling Offering a Multitude of Uses such as Bedroom/Study/Playroom. Southerly Facing Rear Garden. Attractively Presented Front Garden. Conservation Area on Tree Lined Road. **MUST BE VIEWED TO FULLY APPRECIATE THE CALIBRE OF FINISH**



Council Tax Band: B



Joules are privileged to bring to the market this delightful two bedroom cottage dating back to the 1890's and situated in the heart of Heaton Mersey Conservation Area. Positioned on a delightful tree lined road. This deceptively spacious period cottage briefly comprises: Entrance porch, lounge/snug, open plan living/dining room which is open to the quality fully integrated kitchen with quartz worktop, and a cloak room with utility area and quartz worktop. On the first floor is a large main bedroom and a further second double bedroom along with a luxury four piece bathroom. The lower ground floor has had a basement conversion and now provides a fully tanked room with around 7 foot ceiling height and offers a multitude of uses such as an extra bedroom, study or playroom. Outside to the front is an attractively presented garden with paved pathways and loose gravel areas and hedging to boundaries. To the rear is a Southerly facing garden which is fully enclosed and for easy maintenance enjoys an astro turf lawn with paved patios and feature external lighting. Heaton Mersey is renowned for its convenience along with all the wonderful facilities of village, town and city close to hand . Well positioned to provide easy access to the M60 and M56 motorways and A34 Kingsway along with East Didsbury Metro Station and Manchester Airport is approximately 25 minutes drive away. Heaton Mersey Common is a short stroll away with over 11 acres of woodland walks. For family buyers there are reputable local primary and secondary schools within walking distance

NO VENDOR CHAIN - MUST BE VIEWED !

List of works undertaken

The property has undergone a full back to brick renovation, with a list of some of the improvements listed below...

- Alarmed
- Fully rewired
- New heating system
- Luxury kitchen with quartz worktops
- Integrated appliances
- Boiling water mixer tap
- New hardwood porch with multi locking door
- LVT Oak effect herringbone flooring

- Fully tiled 4 piece bathroom with luxury fittings
- Re roof
- Re pointing
- New windows , sliding sash to front
- Downstairs Utility with granite work top and WC
- Basement conversion fully tanked with approx 7 foot high ceiling
- Built in wardrobe to bed 2
- Multi Fuel Log burner to lounge with Oak Mantle
- Enclosed rear garden with contemporary fencing, feature lighting and Astro turf
- Pre wired for cctv front and back
- Tv points and data to all rooms

Entrance Porch

New hardwood porch with multi locking entrance door, double glazed windows. Double glazed door to lounge with leaded skylight over.

Lounge/Snug

Double glazed sash window to the front elevation. Multi fuel stove with oak mantle and quartz hearth. Central heating radiator, turned staircase to first floor. LVT laid to herringbone pattern. Access to inner hall, stairs down to basement

Living/Dining Kitchen

Open plan 'L' shaped room, LVT laid to herringbone design throughout. Living/Dining Room with double glazed window overlooking the rear garden. Central heating radiator. Quartz topped media cupboard. Kitchen area with newly fitted quality kitchen units and integrated appliances. Briefly comprising: Inset stainless steel sink unit with boiling water mixer tap, cupboard below, further base, drawer and eye level units. Hotpoint induction hob with integrated extractor over, Hotpoint combi microwave and electric oven below. Hotpoint dishwasher and fridge/freezer. Quartz worktops and upstands, mirrored splashbacks. Under unit display lighting. Double glazed window and door to the rear garden

Cloakroom

Stainless steel sink unit with mixer tap and base unit below. Quartz worktop. Low level WC. Plumbed and access for an automatic washing machine. Double glazed window to the rear garden. Extractor fan, central heating

radiator. LVT herringbone pattern flooring. Wall mounted Navien boiler

Lower floor

Basement

Over 7 foot height ceiling. Fully tanked and converted room offering a multitude of uses such as bedroom, study or playroom. Double glazed multi option opening window to the front elevation. Central heating radiator, fitted cupboard housing meters and consumer unit, trap door to sump pumps.

First floor

Stairs and Landing

Doors to all first floor rooms

Bedroom One

Large principle bedroom. Double glazed sash window to the front elevation, central heating radiator

Bedroom Two

Further double bedroom, double glazed window overlooking the rear garden. Central heating radiator. Built in double wardrobe housing clothes hanging rail and shelving.

Bathroom

Luxury newly fitted bathroom with quality fitted four piece suite comprising: spacious walk-in shower with fixed rainhead and attachment, low level we. Vanity. Utopia wash hand basin with mixer tap and drawers below. Tiled panelled bath with side valves and free flow filler. Tiled floor with underfloor heating. Double glazed window with obscure glass to the side elevation. Inglenook with display lighting. Chrome heated towel radiator, Bluetooth remote controlled speaking with controllable coloured lighting. touch controlled Illuminated mirror

Outside

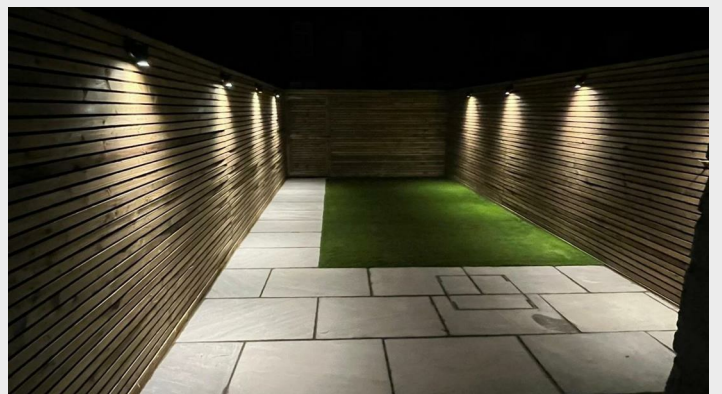
Front Garden

Attractively presented front garden, paved pathway and loose gravel area, contemporary style fenced boundary and newly planted hedging to border. Brick wall topped with wrought iron fencing to front elevation.

Rear Garden

Fully enclosed Southerly facing rear garden. Contemporary fencing with feature lighting. Paved pathway and patio area abutting the property, Astro turfed lawn. Garden gate to rear. Outside tap.







Directions

Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

