



## 33 New Beech Road, Heaton Mersey, Stockport, SK4 3DD

Price Guide £340,000

- Well Presented Throughout
- Accommodation Over Four Floors
- Quality Fitted Kitchen
- Basement with Utility
- Loft Providing Home Office Space

# 33 New Beech Road, Stockport SK4 3DD

Stunning Mid Terrace With Accommodation Over FOUR Floors. Two Good Sized Bedrooms. Luxury Fully Fitted Breakfast Kitchen. Spacious Basement With Utility. Loft Room Utilised As Home Office. Well Presented Throughout. Highly Sought After Conservation Area. MUST BE VIEWED



Council Tax Band: B





Joules are delighted to bring to the market this exceptionally well presented deceptively spacious mid terraced property situated within the highly sought after conservation area of Heaton Mersey.

Offering accommodation over four floors the property briefly comprises: Lounge, quality fitted breakfast kitchen with a range of Neff appliances. Venturing up to the first floor you will find a large principle bedroom with fitted furniture and a further good sized bedroom along with a bathroom with modern white suite.

The property also offers a basement with utility area and plenty of storage space, and the loft room which is accessed from the main bedroom and is currently utilised as a home office.

Outside to the front is a small front garden with plants and shrubs, to the rear is an enclosed rear garden with is paved with York stone.

This really is a property with a lot to offer - so call us now to arrange a viewing !

#### ENTRANCE

PVC entrance door with double glazed panels, double glazed skylight over.

#### LOUNGE

12'2" x 11'9"

Double glazed window to the front elevation, built in contemporary style wall to wall fitted cupboards. Nest thermostat, television aerial point, telephone and data points

#### BREAKFAST KITCHEN

12'2" x 10'1"

Good range of quality units comprising: Schok heat resistant bowl and a half sink unit with swan mixer tap and drainer, cupboard below, further range of base, drawer and eye level units. 5 Ring Neff gas hob with glass splashback. Fisher and Paykel stainless steel extractor hood over. Neff fan

assisted oven and integrated microwave over. Integrated Neff fridge with integral freezer dept. Integrated Neff dishwasher. Ample work surfaces with matching upstands, breakfast bar area with cupboards below. Tiled floor, double glazed window and door to the rear garden. Central heating radiator. Door to basement

#### BASEMENT

##### UTILITY ROOM

12'4" x 12'1"

Handy basement area. Built in Belfast type pot sink unit with swan mixer tap, cupboard below. Worksurfaces. plumbed and access for an automatic washing machine, space for a tumble dryer. understairs recess providing extra storage space. Wall mounted cupboards housing gas and electric meters. Inset downlighting, central heating radiator, plastered walls and flooring. small single glazed window to the front elevation

#### FIRST FLOOR

##### STAIRS AND LANDING

Doors to all first floor rooms

##### BEDROOM ONE

12'3" x 12'1"

Spacious double bedroom, double glazed window to the front elevation. Bank of fitted floor to ceiling wardrobes, central heating radiator. Television aerial point and data points. Recess giving access to staircase leading to loft room

##### BEDROOM TWO

10'1" x 6'6"

Good sized second bedroom, double glazed window to the rear elevation, central heating radiator. Television aerial point and data point

## BATHROOM

Modern white three piece bathroom suite comprising: 'P' shaped shower bath with mains fed shower over and cured shower screen, pedestal wash hand basin with mixer tap, low level WC. Fully tiled walls and floor. Shaver point, chrome heated towel radiator. Airing cupboard housing Baxi 800 combi boiler. Double glazed window with obscure glass to the rear elevation, extractor fan

## SECOND FLOOR

### LOFT ROOM

12'3" x 7'1"

Measurements to beams - further storage area to eaves. Restricted head height. Two double glazed Velux windows, wall light points, central heating radiator. Television aerial, telephone and data points

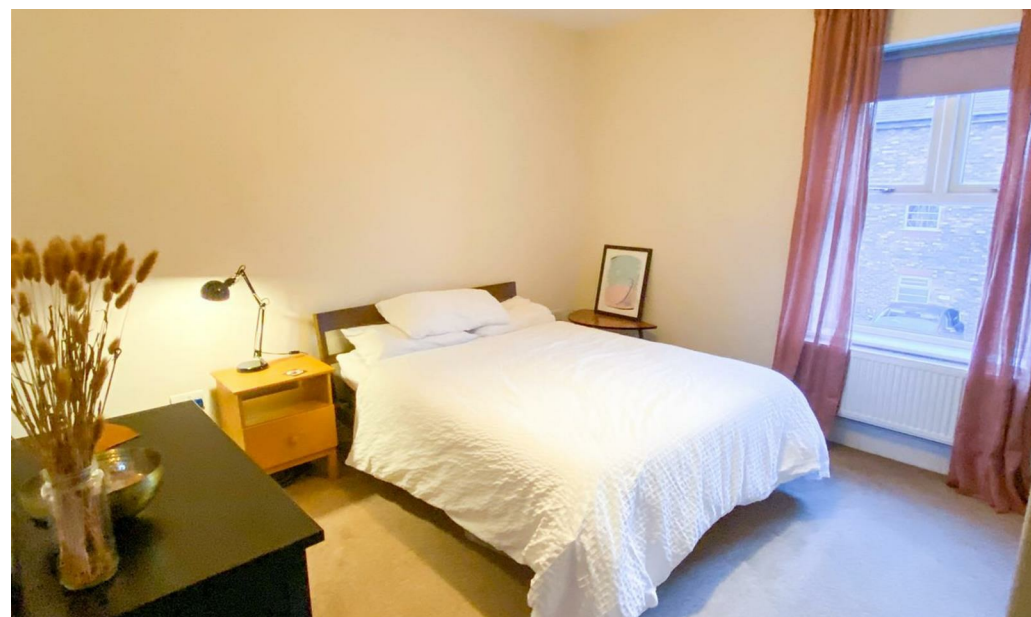
## OUTSIDE

### FRONT GARDEN

Well presented small front garden with loose slate topped bed housing plants and shrubs.

### REAR GARDEN

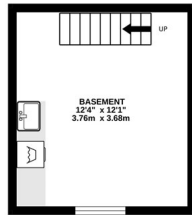
Fully enclosed rear garden. Attractively laid York stone patio area with inset cobble stones. Loose slate borders, timber gate giving access to rear



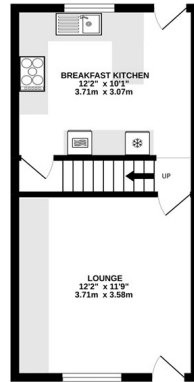




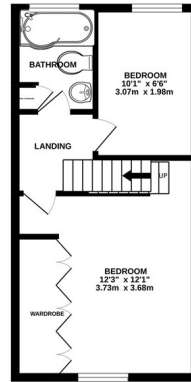
**BASEMENT LEVEL**  
169 sq.ft. (15.7 sq.m.) approx.



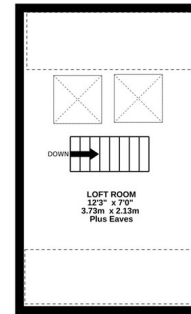
**GROUND FLOOR**  
310 sq.ft. (28.9 sq.m.) approx.



**1ST FLOOR**  
310 sq.ft. (28.9 sq.m.) approx.

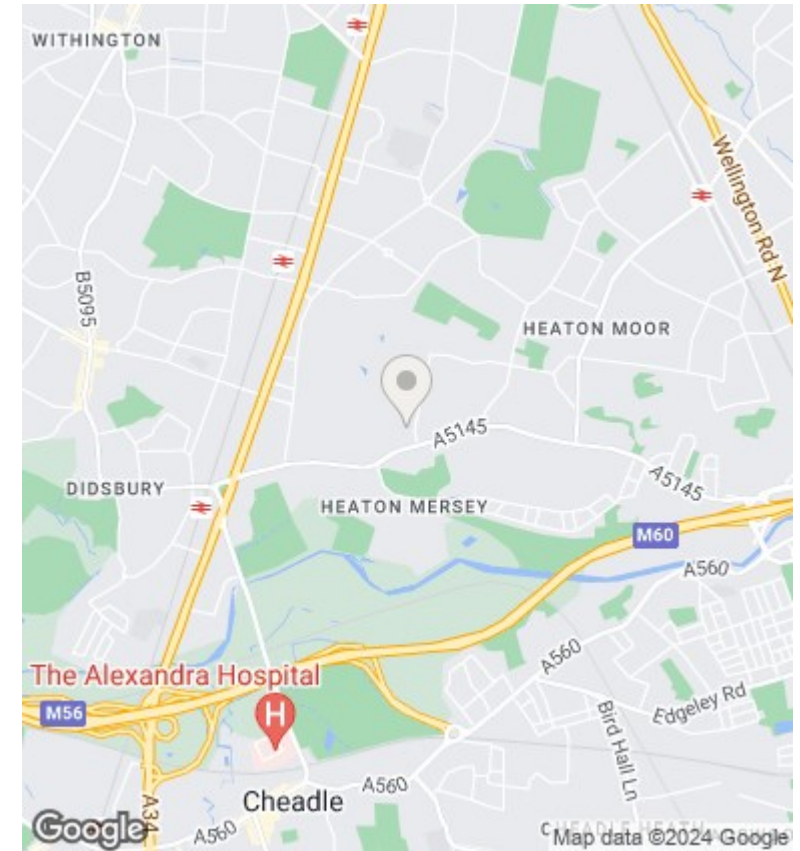


**2ND FLOOR**  
254 sq.ft. (23.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1045 sq.ft. (97.0 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

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</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 &amp; Wales</b>	EU Directive 2002/91/EC	