



7 Cedar Grove, Heaton Moor, Stockport, SK4 4RN

Offers In Excess Of £525,000

- Stunning Period Property
- Newly Installed Salamander Multi Fuel Stove
- Contemporary Style Bathroom Suite
- Residential Permit Parking
- Spacious & Well Presented Accommodation
- Quality Fitted Breakfast Kitchen
- Beautiful Gardens to Both the Front & Rear
- Convenient Location Close to Railway Station

7 Cedar Grove, Stockport SK4 4RN

Substantial Period Terrace. Spacious and Well Presented Accommodation. Highly Sought After Conservation Area. Quality Fitted Breakfast Kitchen & Bathroom. Three Good Sized Bedrooms. Cellars. Gardens to Front and Rear. Resident Permit Parking. Conveniently Located and within Walking Distant to Railway Station. **MUST BE VIEWED**

 3  1  2  D

Council Tax Band: D



ENTRANCE

Attractive canopied entrance. Feature stained and leaded entrance door with skylight over to hallway

HALLWAY

Wooden flooring, traditional style column central heating radiator, stairs with open balustrades to first floor. Built in corner shelving with cupboard below, ceiling rose and coving. Original doors to all ground floor rooms, door to cellar

LOUNGE

15'1" x 13'4"

Max measurements, into bay.

Spacious well presented room. large double glazed bay window with plantation shutters to the front elevation, feature cast iron fireplace housing Salamander The Hobbit multi fuel stove, central heating radiator, ceiling rose, coving and picture rails. wooden flooring

DINING ROOM

12'3" x 10'1"

Max measurements. Into window.

Wooden floor, double glazed sash window overlooking the rear garden. feature cast iron fireplace (display only).

Built in alcove cupboard with display shelving over, central heating radiator, picture rail and ceiling coving

BREAKFAST KITCHEN

13'7" x 11'1"

Max measurements.

Quality fitted kitchen with a comprehensive range of units comprising: Leisure stainless steel fronted range with five ring gas hob, double oven with multi function oven, grill and fan oven, stainless steel chimney style cooker hood over. Inset sink unit with swan neck mixer tap. Integrated dishwasher and microwave, plumbed and access for an

automatic washing machine, recess for a fridge freezer. Range of base, drawer and eye level units incorporating pull out racking and corner cupboard. Ample wood block work surfaces with tiled splashbacks. Double glazed sash window overlooking the rear garden, vertical column central heating radiator, inset ceiling downlighting, space for a table and chairs. Open arch to sun room

SUN LOUNGE

7'0" x 4'7"

Max measurements into cupboard

Double glazed French doors opening onto the rear garden. large built in storage cupboard with shelving

FIRST FLOOR

STAIRS AND LANDING

Attractively presented stair runner with decorative stair rods. Landing with doors to all first floor rooms. Loft access hatch to boarded loft with pull down ladder

BEDROOM ONE

Large double bedroom, two double glazed sash windows to the front elevation, two built in alcove cupboards. ceiling coving, central heating radiator

BEDROOM TWO

13'8" x 11'0"

Max measurements.

Further double bedroom, double glazed sash window overlooking the rear garden, traditional style column central heating radiator

BEDROOM THREE

12'6" x 10'0"

Max measurements into wardrobes.

Further good sized bedroom, double glazed sash window overlooking the rear garden, Two built in storage cupboards with clothes hanging rail and shelving, central heating radiator

BATHROOM

Refitted contemporary style white three piece suite comprising: Large panelled bath with corner mounted mixer tap, large rain-head shower over with wall mounted controls, shower screen, floating wash hand basin with mixer tap and cupboards below, low level WC. Feature marble effect splashback, tiled walls and floor, double glazed sash window with obscure glass to the front elevation, chrome heated towel rail

BASEMENT

CELLARS

Stone steps down to the handy three chamber cellar with good head height. flagged floors, power and light

OUTSIDE

FRONT GARDEN

Mature front garden central lawned area with numerous plants, flowers and shrubs to borders, loose gravel area, outside tap, stone path to entrance door

REAR GARDEN

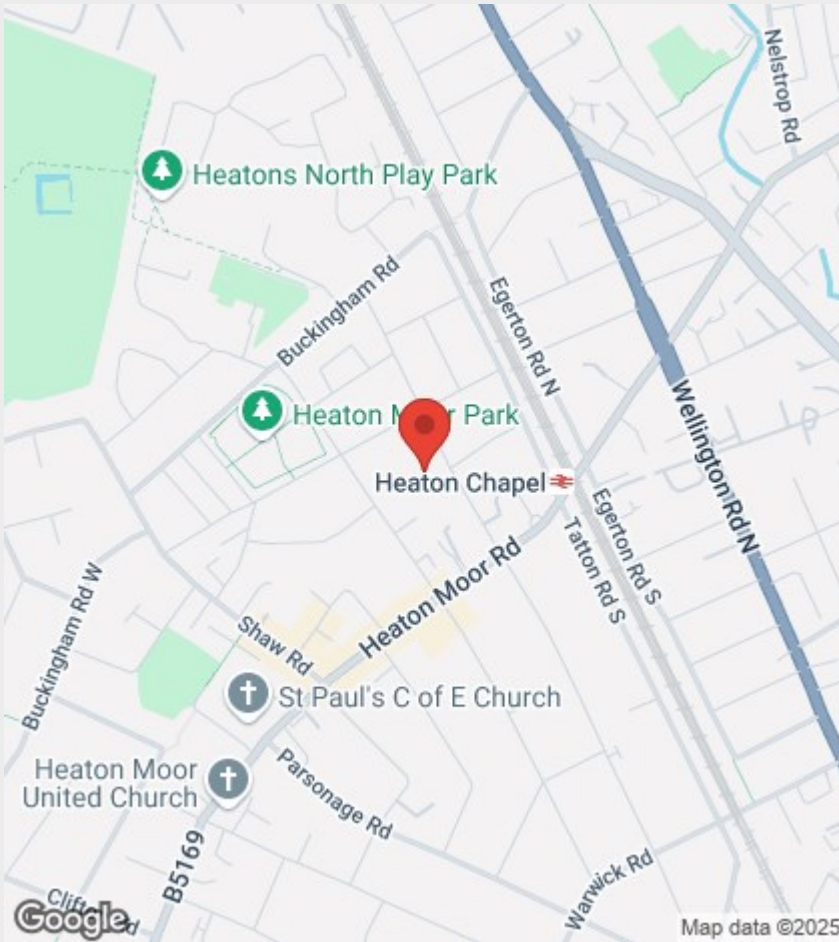
Attractively presented enclosed rear garden with an abundance of plants, flowers and shrubs. Flagged and brick herringbone laid patios. External tap. brick and fenced boundaries. Right of way access across the rear of the garden

Tenure

Freehold subject to a Chief Rent of £3.75pa







Directions

Viewings

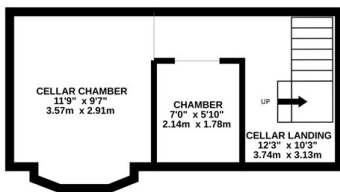
Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

EPC Rating:

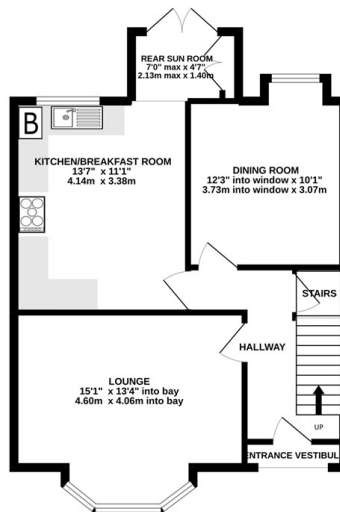
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

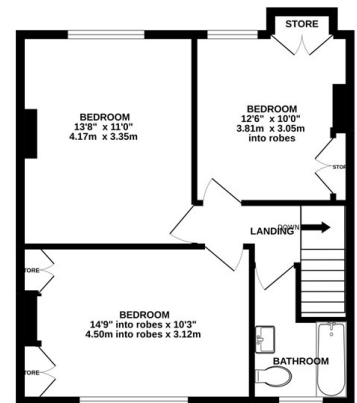
BASEMENT LEVEL
233 sq.ft. (21.6 sq.m.) approx.



GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR
528 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 1348 sq.ft. (125.3 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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