



## 468 Manchester Road, Heaton Chapel, Stockport, SK4 5DL

Guide Price £400,000

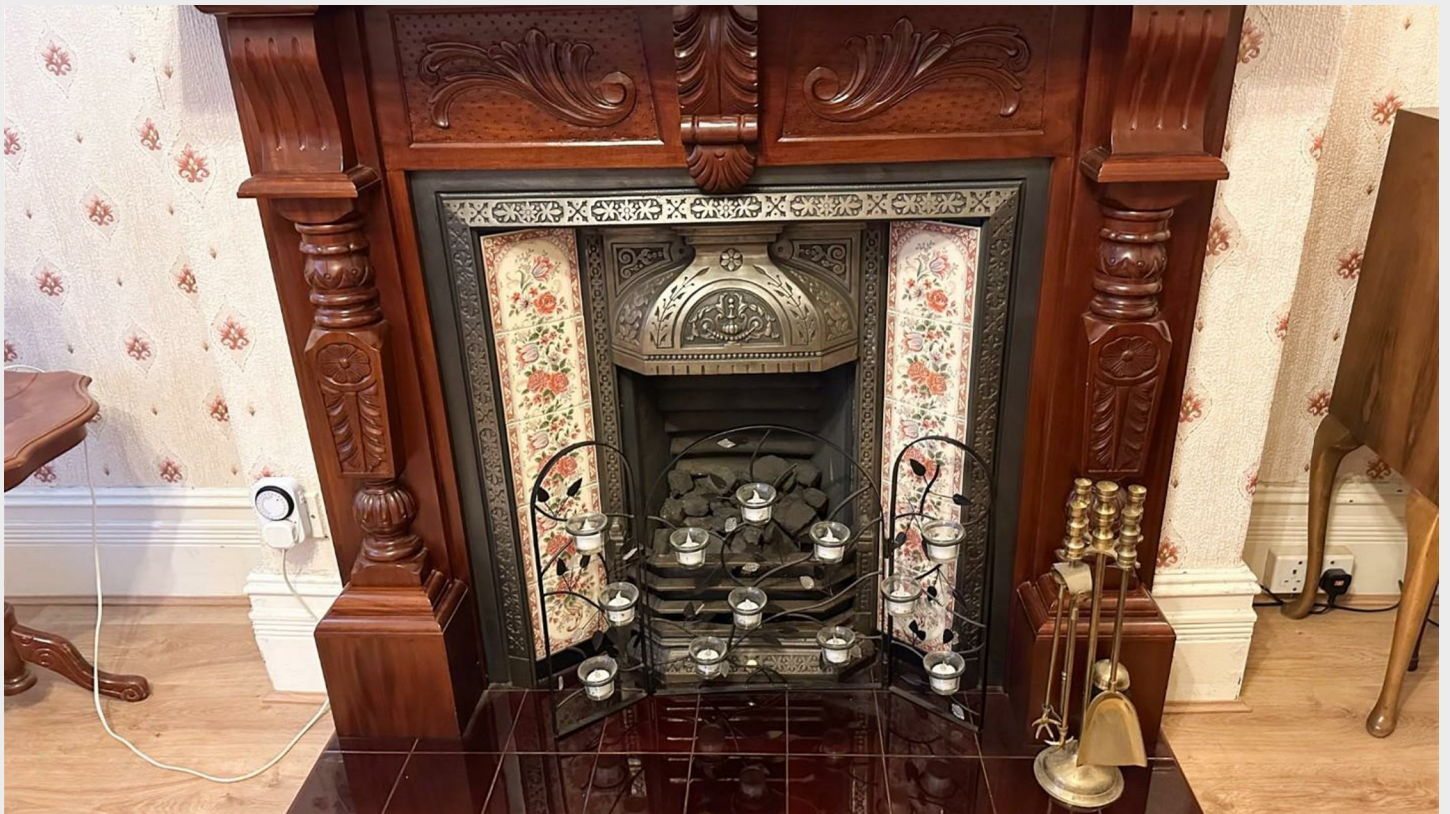
- Substantial Mid Terrace
- Six Good Sized Bedrooms - Two Receptions
- Accommodation Over Four Floors
- In Need Of Updating
- Large Dining Kitchen
- Rear Garden & Detached Double Garage

# 468 Manchester Road, Stockport SK4 5DL

Substantial Six Bedroom Terrace. In Need Of Updating. Accommodation Over 4 Floors.  
Garden & Double Garage to the Rear. Two Receptions & Dining Kitchen. Popular  
Location. No Vendor Chain

 6  1  2  D

Council Tax Band: C



Joules bring to the market this substantial period mid terraced property for the first time in 56 years, having been in the same family since 1968.

The property is in need of updating, but does offer part central heating (with the exception of the top floor) and majority double glazed windows.

The substantial accommodation briefly comprises:

Entrance porch, hallway, front lounge with large bay window, rear sitting room and spacious dining kitchen.

Venturing to the first floor you will find three double bedrooms and a bathroom. On the second floor are three further good sized bedrooms.

Outside there is a front paved garden, to the rear is an enclosed paved garden and large than average double garage with workshop which is approached by a communal track to the rear.

Offered with no vendor chain - must be viewed !

#### Entrance Porch

Open canopy to porch. Double doors with single glazed obscure glass to porch, large skylight over.

#### Entrance Hall

Semi glazed entrance door with skylight over. Ceiling coving, laminated floors, doors to all ground floor rooms, door to basement. Stairs to first floor with open balustrade, two central heating radiators

#### Lounge

16'4" x 12'7" max

Measurements into bay. Large double glazed bay window to the front elevation, feature living flame coal effect gas fire with tiled hearth and sides, decorative timber surround. Picture rails and ceiling coving. Wall light points, laminated flooring, central heating radiator

#### Sitting Room

13'6" x 11'4" max

Wall mounted gas fire, double glazed window to the rear elevation, central heating radiator, door to dining kitchen

#### Dining Kitchen

18'4" x 10'7" max

Spacious dining kitchen with a range of units. Bowl and a half single drainer stainless steel sink unit with mixer tap, cupboard below, further base, drawer, eye level and larder units. Glass fronted display cabinets with drawers and cupboards below. Built in Hygena double oven and

grill, four ring gas hob with integrated cooker hood over. Plumbed and access for an automatic washing machine. Work surfaces with tiled splashbacks. Double glazed door with side window panels to the side elevation, double glazed window to the rear.

#### First Floor

##### Stairs and Landing

Open balustrades to stairwell and staircase, stairs up to the second floor. ceiling coving, doors to all first floor rooms

##### Bedroom One

17'0" x 13'9"

Large principle bedroom, two double glazed windows to the front elevation. Fitted bedroom furniture. central heating radiator, ceiling coving

##### Bedroom Two

13'7" x 11'5"

Double bedroom, double glazed window to the rear elevation, central heating radiator, built in alcove cupboard with drawer below

##### Bedroom Three

12'0" x 10'8"

Measurements plus door recess.

Double glazed window to the rear elevation. Range of bedroom furniture, central heating radiator

##### Bathroom

7'2" x 5'9"

Coloured three piece bathroom suite comprising: Tiled panelled bath with mixer tap and shower from tap, shower screen. Pedestal wash hand basin, low level WC. Central heating radiator, fully tiled walls, single glazed window with obscure glass to the side elevation

#### Second Floor

##### Stairs and Landing

Open balustrades to stairwell, skylight, doors to all second floor rooms

##### Bedroom Four

18'5" x 10'8"

Large double bedroom, double glazed window to the rear elevation, exposed floorboards.

### Bedroom Five

13'7" x 11'5"

Double glazed window to the rear elevation

### Bedroom Six

17'2" x 14'0" max

'L' shaped room measurements 17'2" to 4'9" x 14'0" x 9'0"

Double glazed window to the front elevation

### Basement

Three chamber cellar with power and light

### Chamber One

16'4" x 12'4"

Beneath lounge.

Gas and electric meters, work benches. Stone slab thrawl.

### Chamber Two

13'7" x 11'5"

Beneath sitting room.

Window and door to rear. work benches

### Chamber Three

8'8" x 4'3"

Area beneath the hallway.

Open to cellar passageway

### Outside

#### Front Garden

Privet hedging, path to entrance door, loose gravel area

#### Rear Garden

Closed rear garden, paved for easy maintenance - shrubs and tree to border. Access gate to rear track

### Double Garage

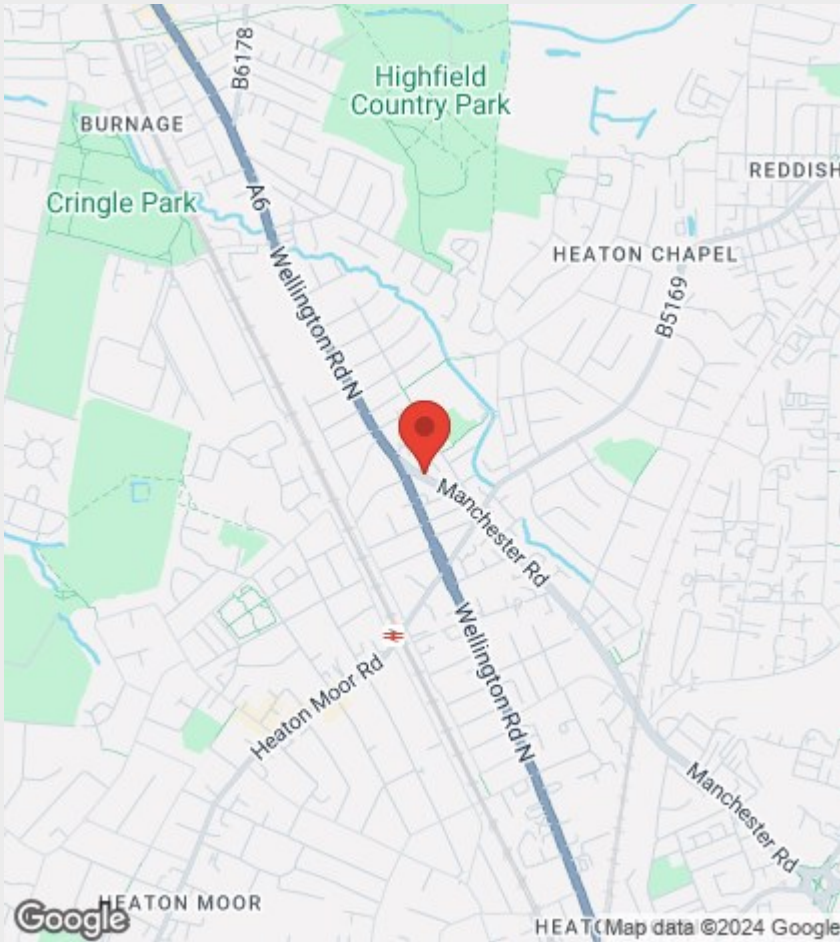
Large brick built double garage with workshop, accessed via rear track. Courtesy door to side. Please note, we currently have not access to this garage for measurements.

### Tenure

Believed to be Freehold subject to a Chief Rent of £4.00 per annum







## Directions

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>73</b>
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

