



18 Brassington Road, Heaton Mersey, Stockport, SK4 3PN

Guide Price £450,000

- Extended and Well Presented Throughout
- Modern Family Bathroom & Downstairs Shower Room
- Off Road Parking & EV Point
- Quality Fitted Breakfast Kitchen with Integrated Appliances
- Large Enclosed Rear Garden
- Two Separate Reception Rooms

18 Brassington Road, Stockport SK4 3PN

Extended & Much Improved. Comprehensively Fitted & Integrated Kitchen. Modern Family Bathroom and Ground Floor Shower Room. Two Separate Reception Room. Four Bedrooms. Larger than Average Enclosed Rear Garden. Block Paved Driveway with EV Charger. Tastefully Decorated and Well Presented Throughout.

4 2 2 C

Council Tax Band: C



Joules are delighted to bring to the market this much improved and extended Four bedroom semi detached family home. Tastefully decorated and well presented throughout the accommodation briefly comprises: Entrance hall, downstairs shower room, dining room with bay window, sitting room with French doors onto the rear garden and a comprehensively fitted breakfast kitchen with integrated appliances. Venturing upstairs you will find Four bedrooms (three double and one good sized single) and the family bathroom. Outside to the front is a pleasant well stocked garden and block paved driveway with EV charger. The the rear is a delightful larger than average predominantly lawned garden with decked patio, ornamental pond, greenhouse and garden shed. This property must be viewed to fully appreciate everything this charming home has to offer.

Entrance

Double glazed entrance door with stained and leaded inset with matching side panels.

Downstairs Shower Room

Modern white suite comprising: Shower cubicle , pedestal wash hand basin with mixer tap, low level WC: Black heated towel radiator. Attractive splashbacks and tiled floor.

Entrance Hall

Laminated flooring, stripped and stained staircase with open balustrades. Striped and stained doors to all rooms. Central heating radiator, handy understairs storage cupboard. Double glazed window with stained and leaded lights.

Dining Room

11'9" to 11'8" max

Laminated flooring, double glazed bay within with stained and leaded lights, central heating radiator, hole in the wall coal effect electric fire. Picture rails, central heating radiator

Sitting Room

12'4" x 11'9" max

Double glazed french doors and side windows opening onto the rear garden. Feature fireplace housing multi fuel stove. Laminated flooring, picture rails, two x vertical central heating radiators

Breakfast Kitchen

16'6" x 13'5" max

Spacious and attractively presented room with a comprehensive range of quality units with integrated appliances comprising; Bowl and a half single drainer stainless steel sink unit with mixer tap, cupboard below, further range of base, drawer, eye level and pull out racking units. Built in Neff induction hob with integrated cooker hood over, aluminium splashbacks. Neff fan assisted electric oven with pull out and slide away door, Hotpoint combi microwave. Bosh dishwasher. Integrated fridge/freezer. Plumbed and access for an automatic washing machine (not inc) Fitted storage unit with shelving, cupboards and drawers. Central heating radiator Double glazed French doors and double glazed window to the rear garden. Ample work surfaces incorporating breakfast bar area.

Walk-In Pantry

5'5" x 4'6"

Handy spacious pantry with Fitted base and drawer units, work surface over. Wall mounted shelving over. Power and Light

First Floor

Stairs and Landing

Feature stained staircase with open balustrades to stairwell. Mixture of original stripped and stained doors and similar reproduction doors. Loft access hatch

Bedroom One

13'1" x 11'3"

Spacious room, double glazed window overlooking the rear garden, laminated flooring, central heating radiator

Bedroom Two

10'7" x 13'3" max

Double bedroom. Laminated flooring, double glazed bay window with stained and leaded lights, central heating radiator, picture rail

Bedroom Three

10'7" x 10'9" max

Double bedroom, laminated flooring, picture rail, central heating radiator, double glazed window overlooking the rear garden,

Bedroom Four

7'2" x 7'0"

Good sized single bedroom, double glazed window with stained and leaded lights. Central heating radiator, laminated floor

Bathroom

Modern white three piece bathroom suite comprising: Large panelled bath with Triton shower over and folding shower screen. Pedestal wash hand basin with mixer tap, low level WC. Attractively tiled splashbacks. Bamboo flooring, chrome heated towel radiator, double glazed window with obscure glass and stained and leaded lights

Boiler Cupboard

Wall mounted Worcester boiler. Storage space

Front garden

Block paved driveway providing off road parking, electric car charging point. Lawned garden with well stocked mature borders housing an abundance of plants, flowers and shrubs.

Rear Garden

Delightful larger than average and fully enclosed rear garden. Predominately lawned with well stocked with mature plants, flowers, shrubs and trees. Steps up to an ornamental pond with feature loose pebble surround and attractive Acers to borders. Green house with power, garden shed with power. Raised decked patio with open balustrades abutting the property.

Council Tax

Please note.

Stockport MBC advised the clients in 2005 that any home extensions or improvements do not change the Council Tax banding until the property is sold on to a new occupier. Therefore, the council tax banding could change.







Directions

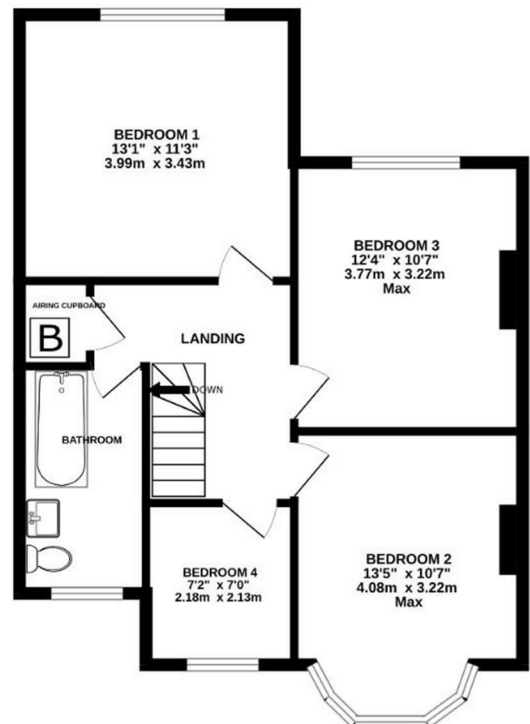
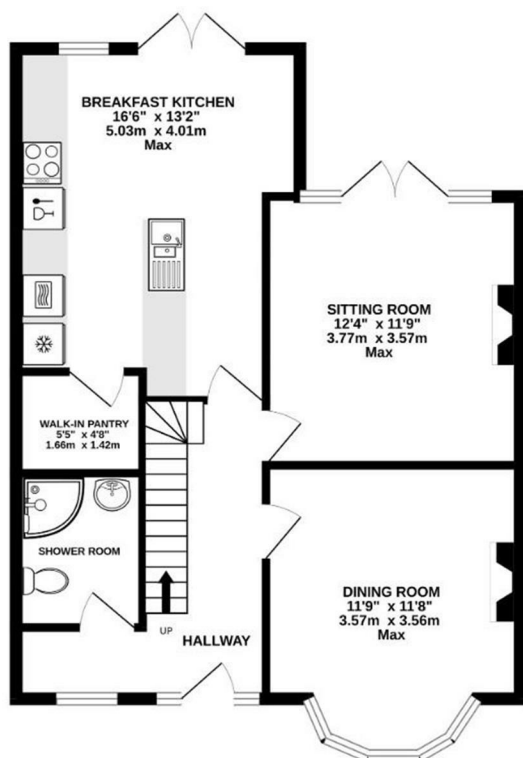
Viewings

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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	83
(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



TOTAL FLOOR AREA : 1247 sq.ft. (115.8 sq.m.) approx.