



34 New Beech Road, Heaton Mersey, Stockport, SK4 3DD

Price Guide £340,000

- Beautifully Presented Period Property
- Two Good Sized Bedrooms
- Modern Fitted Dining Kitchen
- Four Piece Bathroom Suite
- Handy Cellar Room
- Conservation Area

34 New Beech Road, Stockport SK4 3DD

Delightful Two Bedroom Garden Fronted Period Terrace. Immaculately Presented and Tastefully Decorate Throughout. Pleasant Southerly Facing Rear Garden. Attractively Fitted Dining Kitchen. Modern Four Piece Bathroom Suite. Handy Cellar Room. Conservation Area. MUST BE VIEWED.

 2  1  1  D

Council Tax Band: B



Joules are delighted to bring to the market this delightful two bedroom garden fronted period property situated in the heart of Heaton Mersey Conservation Area.

Positioned on a cobbled road the property briefly comprises: lounge, dining kitchen, two good sized bedrooms and a four piece bathroom. There is also the added benefit of a cellar.

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

Entrance

Hardwood entrance door with skylight over

Lounge

12'3" x 11'7" max

Attractively presented reception, stripped exposed floorboards. Feature cast iron fireplace with tiled hearth and decorative tiled sides housing coal effect living flame gas fire. Double glazed sash window to the front elevation, ceiling rose and coving. Stripped and exposed floorboards. Alcove shelving, column central heating radiator. Door to inner hall

Inner Hall

Stairs to first floor, door to dining kitchen

Dining Kitchen

12'3" x 12'0"

Good sized and well fitted dining kitchen with a range of modern units comprising: Inset Belfast style pot sink with mixer tap, cupboard below, further range of base,

drawer and eye level units. Built in stainless steel four ring gas hob with electric oven below and stainless steel chimney style cooker hood over. Space for a fridge/freezer. Integrated dishwasher. Wood block effect worksurfaces with tiled splashbacks. Wall cupboard housing Worcester boiler. Central heating radiator, ceiling coving. Inset lighting and pendant light over dining table area. Double glazed window, stable door giving access to the rear garden. Open doorway to steps down to the basement.

First Floor

Stairs and Landing

Doors to all first floor bedrooms. Loft access hatch. Wall light

Bedroom One

12'3" x 11'9" max

Large principle bedroom, double glazed sash window to the front elevation. Central heating radiator. Two built-in floor to ceiling double wardrobes housing clothes hanging rails and shelving

Bedroom Two

9'1" x 7'6"

Good sized second bedroom, double glazed sash window overlooking the rear garden. Coving and ceiling rose, column central heating radiator

Bathroom

Well presented bathroom with traditional style white four piece bathroom suite comprising: Burlington pedestal wash hand basin with towel rail, panelled bath, low level WC and shower cubicle with folding door housing fixed rainhead shower and hand held attachment. Tiled splashbacks, column central heating radiator with heated towel rails. Dado rail and coving, extractor fan, double glazed window with obscure glass to the rear elevation. Stripped and exposed floorboards

Basement

Cellar

12'3" x 11'6" max

Plus under stairs recess.

Accessed via kitchen, carpeted steps down to handy room. Built in desk area with cupboard and book shelving, further cupboard housing gas meter. Large fitted cupboard with sliding doors housing shelving and electric meter. Double glazed window to the front elevation. Understairs recess with shelving. Inset downlighting

Outside

Front Garden

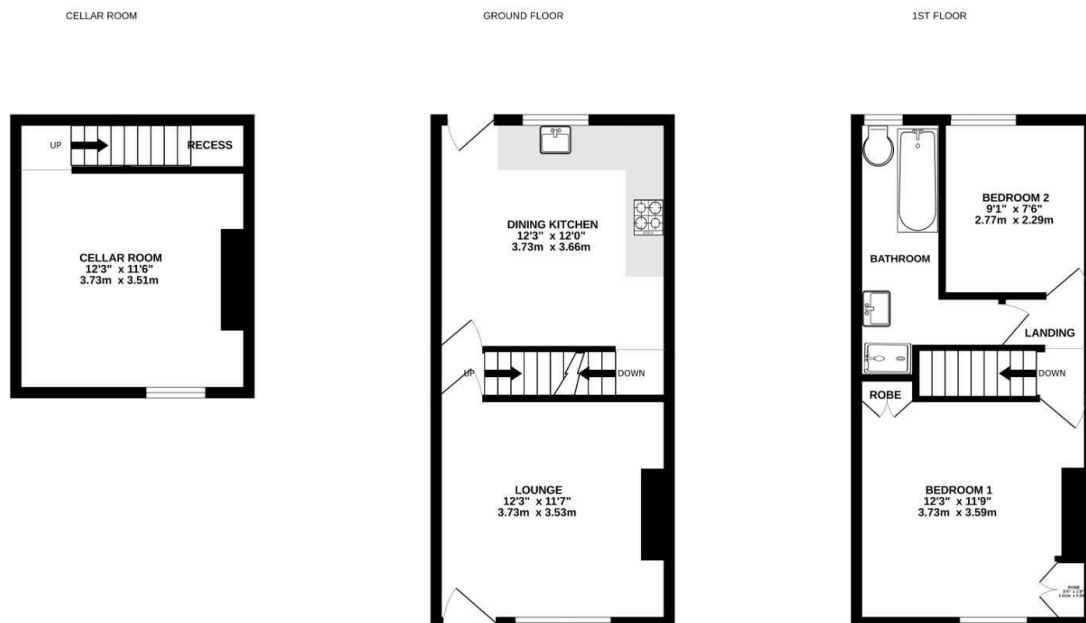
Attractively tiled pathway to the entrance door, Loose gravel area, privet hedging

Rear Garden

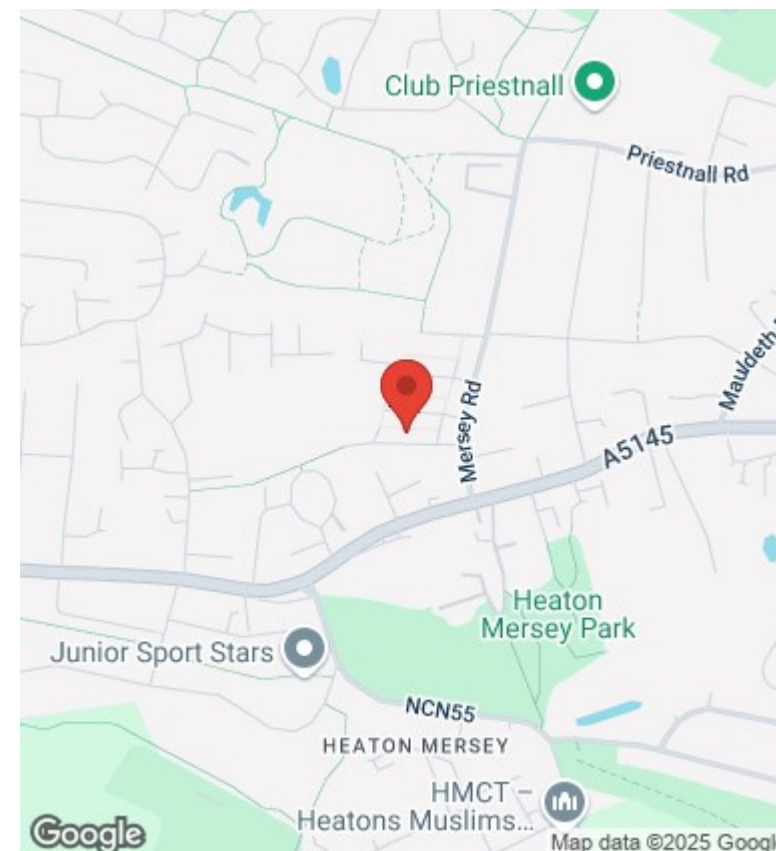
Southerly facing enclosed rear garden. Paved patio area abutting the property, pathway down to the bottom of the garden. Garden shed. Well stocked mature borders, shaped lawn, raised flower bed with numerous plants, flowers and tree. Fenced and brick wall boundaries.







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
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	67	
(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