



243 Wellington Road North, Heaton Chapel, Stockport, SK4 2RQ

Guide Price £500,000

- Substantial Semi Detached in Need of Full Repair
- Accommodation over Four Floors
- Amazing Opportunity - Not for the Faint Hearted.
- Potentially Eight Bedrooms
- Gardens to the Front and Rear
- Spacious -Over 3000 sq ft

243 Wellington Road North, Stockport SK4 2RQ

Substantial Edwardian Semi Detached in Need of Full Repair. Accommodation set over Four Floors. Over 3000 Sq Ft. Gardens Front and Rear. Potentially Eight Bedrooms. Five Chamber Cellar. NOT FOR THE FAINT HEARTED!



Council Tax Band: F



Joules offer an exciting opportunity to acquire this most substantial Edwardian semi detached property in need of full modernisation/structural repair. Not for the faint hearted this amazing property is over 3000 sq feet and offers potentially eight bedrooms, two very large receptions and a five chamber cellar all set over four floors with gardens to the front and rear. Cash Buyers Only, Due To Structural Movement.

Entrance Porch

Double doors with stained and leaded glass and matching side windows. Quarry tiled floor.
Original entrance door with stained and leaded glass giving access to the hallway

Reception Hall

14'7" x 9'9"

Maximum measurements.

Spacious room, access to stairs. Window to the front elevation, central heating radiator, dado, picture rail, and cornice. Open doorway to inner hall

Inner Hall

9'4" x 4'6"

Maximum measurements.

Panelled wall, dado, picture rail and cornice, doors to lounge, living/dining room and rear hall

Lounge

18'7" into bay x 14'4"

Maximum measurements.

Spacious room, large bay window to the front elevation, two central heating radiator, fireplace and surround. Dado, picture rail and cornice

Living/Dining Room

18'7" into bay x 14'4"

Maximum measurements.

Walk in bay window with French doors to the rear garden. three central heating radiators, fireplace and surround. Dado and picture rails, cornice.

Kitchen

14'2" x 12'2"

Maximum measurements.

Single drainer sink unit. Base, drawer and eye level units. Gas fire with surround. Wall mounted Vaillant boiler. Central heating radiator, window to rear garden

Rear Hall

Doors to kitchen, cellar, downstairs shower room and side elevation

Shower Room

Window to side elevation. Low level WC, pedestal wash

hand basin, corner shower. Tiled walls, central heating radiator

FIRST FLOOR

Bathroom

Two piece suite, window to the side elevation, central heating radiator

Separate WC

Low level WC, window to side elevation

Stairs and Landing

Open balustrades to stairwell, turned staircase to second floor, central heating radiators, doors to all first floor rooms. Dado and picture rails, cornice

Bedroom One

18'7" into bay x 14'4"

Maximum measurement.

Large bedroom, bay window to the front, tiled fireplace housing gas fire, two central heating radiators, ceiling cornice

Bedroom Two

18'7" into bay x 14'4"

Maximum measurements.

Large bedroom. Bay window to the rear elevation, wall mounted gas fire, two central heating radiators

Bedroom Three

14'2" x 12'1"

Formally utilised as a kitchen. window to rear, tiled fireplace housing gas fire. Pot sink unit, base and eye level units. Built in alcove cupboard, central heating radiator

Bedroom Four

14'2" x 9'3"

Maximum measurements. Two window to the front elevation, two central heating radiator

SECOND FLOOR

Stairs and Landing

Spacious 'L' shaped room capable of becoming a bedroom. Open balustrades to stairwell, window to the side elevation, two central heating radiators, doors to all second floor rooms

Bedroom Five

14'4" x 10'1"

Sloping ceiling, two roof windows, central heating radiator

Bedroom Six

14'4" x 11'4"

Maximum measurements.

Window to the rear elevation, cast iron fireplace, central heating radiator

Bedroom Seven

13'4" x 7'5"

Maximum measurements.

Window to the side elevation, roof window, built in wardrobe with clothes rail and housing cylinder, cupboards over. Central heating radiator

Shower Room

Shower cubicle, low level WC and wash hand basin

CELLARS

Five chamber cellar

Chamber One

31'6" x 14'4"

Plus bay recesses.

Under the entire lounge - living/dining room.

Window to front

Chamber Two/Gardeners Room

12'2" x 12'0"

Door to rear garden, window to rear. stone sink and slab. door to former WC

Chamber Three

13'7" x 8'1"

Former partial staircase that used to lead to the first floor reception hall - but no longer connected.

Chamber Four

10'0" x 5'5"

Window to side

Chamber Five

10'0" x 7'6"

Steps down from rear hallway, doors to chambers one, three and four

Outside

Front Garden

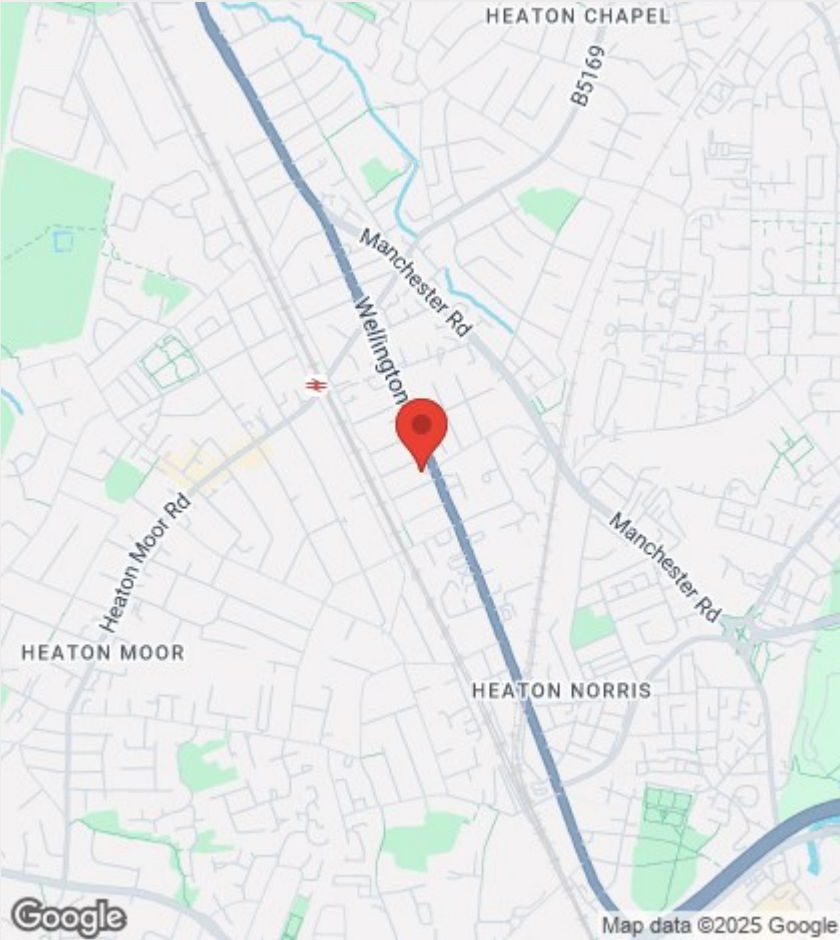
Long front garden In need of some TLC

Rear Garden

In need of some TLC. Access down to cellar, path (currently inaccessible) to the side with gate to the front.







Directions

Viewings

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

EPC Rating:

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

