



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

£300,000

- Great Location Within Heaton Mersey Village
- Modern Fitted Dining Kitchen
- Handy Cellar Storage
- NO VENDOR CHAIN
- Brilliant Transport Links
- Tasteful Bathroom Suite
- Conservation Area

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This Well Presented, Two Bedroom, Garden Fronted, Period Terrace is A MUST VIEW. Sizeable Living Room. Fitted Dining Kitchen. Modern Bathroom Suite. Handy Cellar Room. Conservation Area. NO VENDOR CHAIN!

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Council Tax Band: B



DESCRIPTION

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 fully tiled three piece bathroom. There is also the added benefit of a cellar.

Heaton Mersey is renowned for its convenience and it boasts easy access to vibrant local villages, the rejuvenated centre of Stockport and Manchester City Centre. It's well positioned to provide swift access to the M60 and M56 motorways, the A34 Kingsway, East Didsbury's Metrolink/Train Stations and Manchester Airport, which is approximately 20 minutes drive away.

Heaton Mersey Common is also just a short stroll away too, with over 11 acres of woodland walks, and you're equally very close by for Heaton Mersey Park and the Mersey Vale Nature Area, as well. For family buyers, it's worth noting that there are an abundance of reputable local primary and secondary schools within walking distance too.

With this particular property being chain free, we expect that it will go very quickly... so don't wait around!

LOUNGE

12'4" x 12'0"

Double glazed sliding sash windows and double panel radiator. Electric wall mounted fire effect heater.

INNER HALL

DINING KITCHEN

12'4" x 10'2"

A range a fitted base and drawer units with electric oven, gas hob and extractor above (neatly tucked into the chimney breast). Designated spaces for both a washing machine and a fridge/freezer. Gas combi boiler. Double panel radiator and UPVC double glazed window. Access to the cellar and the rear yard area.

CELLAR

11'3" x 10'5"

Handy storage space housing the electrics and the gas meter etc.

FIRST FLOOR

STAIRS AND LANDING

Carpeted neutrally throughout the first floor.

BEDROOM ONE

12'2" x 12'0"

Double glazed sliding sash window and double panel radiator. Storage cupboard/wardrobe space providing access to the loft inspection hatch above.

BEDROOM TWO

10'2" x 6'0"

UPVC Double glazed window and double panel radiator. Wall Mounted Shelf.

BATHROOM

Fully tiled and modern three piece bathroom suite. Overhead rainfall shower above bath with glass shower screen. Hand basin with mirror above. Extractor and heated towel rail radiator.

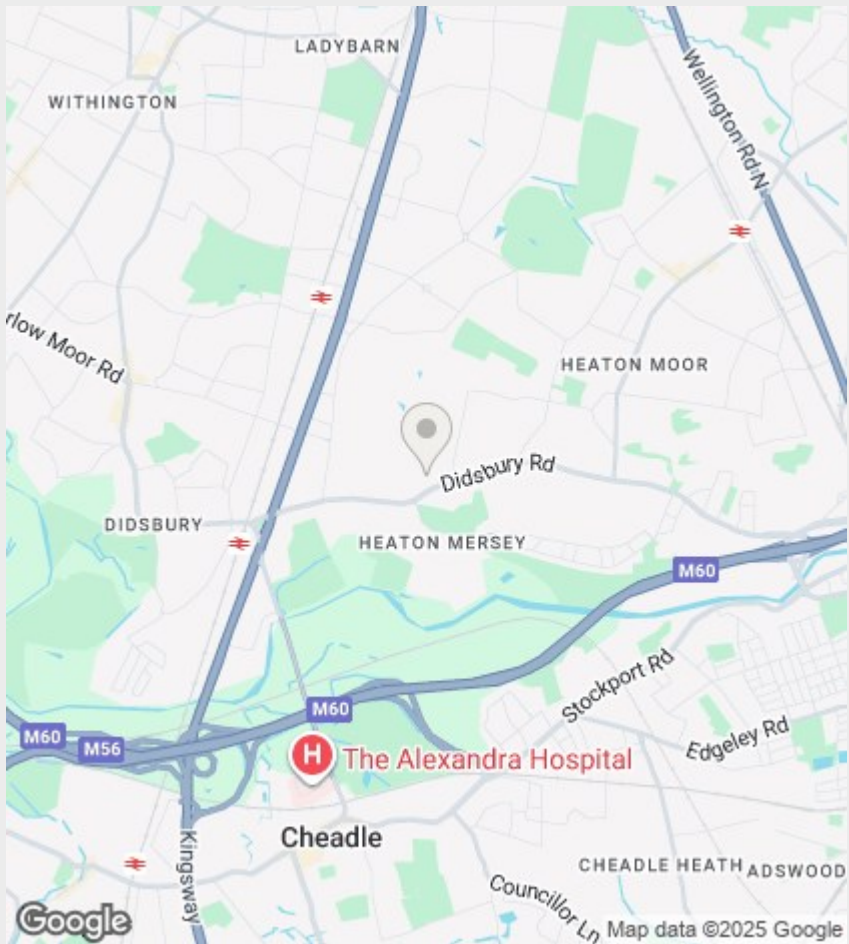
EXTERNAL

FRONT GARDEN

Walled and gated garden frontage with well established trees, plants and bushes.

REAR GARDEN

Low maintenance rear yard area with brick built outhouse for storage. Gated access to the rear passage, where bins are kept.



Directions

Viewings

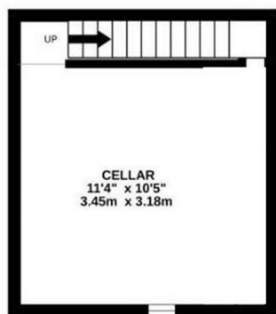
Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

EPC Rating:

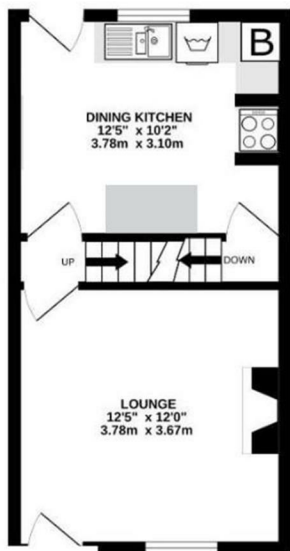
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

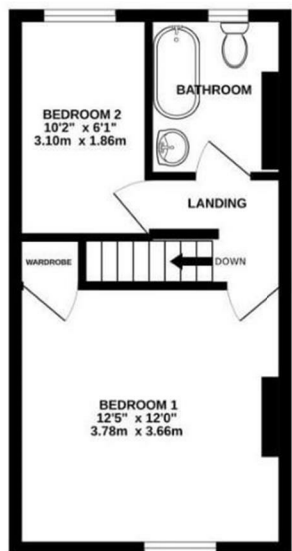
BASEMENT
159 sq.ft. (14.8 sq.m.) approx.



GROUND FLOOR
304 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA: 758 sq.ft. (70.4 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