



## 28 New Beech Road, Heaton Mersey, Stockport, SK4 3DD

Offers Around £320,000

- Charming Two Bed Victorian Property
- Lounge with Feature Fireplace
- Handy Cellar
- Situated Within Conservation Area
- Southerly Facing Rear Garden
- Cobbled Road
- Attractive Kitchen with Range
- Sought After & Convenient Location

# 28 New Beech Road, Stockport SK4 3DD

Two Bedroom Period Property. Sought After Location within Conservation Area. Kitchen with Range Cooker and Space for a Table & Chairs. Well Presented Lounge with Feature Fireplace. Southerly Facing Rear Garden. Situated on Cobbled Road. Handy Cellar. White Three Piece Bathroom Suite. uPVC double Glazed Sash Styled Windows to the front.



Council Tax Band: B



Joules are delighted to bring to the market this delightful two bedroom cottage dating back to around 1900 and situated in the heart of Heaton Mersey Conservation Area. Positioned on a cobbled road and briefly comprises: Lounge with feature fireplace and dining kitchen with a range of units and Range cooker. On the first floor is a large main bedroom, a good sized second bedroom, and a modern bathroom with white three piece suite. There is also a handy cellar.

Outside to the front a small garden and to the rear is a Southerly facing garden with raised flower beds and patio areas.

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

You may recognise the yellow entrance door to this property as it is famous! The front door has been on the TV in a Postcode Lottery advert.

#### Entrance

Timber entrance door with decorative glass panel.

#### Lounge

12'6" x 11'9"

#### Maximum measurements.

Well presented lounge with stripped and stained floorboards. Feature fireplace with decorative tiled sides housing living flame coal effect gas fire on tiled hearth. uPVC double glazed sash style window to the front elevation, alcove cupboard and alcove shelving. Door to inner hallway.

#### Dining Kitchen

12'4" x 12'1"

Attractively fitted breakfast kitchen with a range of units comprising: Bowl and a half single drainer sink unit with mixer tap, cupboard below, further range of base, drawer, eye level and glass fronted display cabinets. Gas range with five ring gas hob and double oven/grill - set within fireplace, tiled splashbacks and spice cupboards to either side. Wood block work surfaces with tiled splashbacks. uPVC double glazed window overlooking the rear garden, uPVC door opening onto the rear garden. Plumbed and access for an automatic washing machine. Tiled floor, central heating radiator, space for table and chairs. Door to cellar.

#### First Floor

##### Stairs and Landing

Stairs to first floor, doors to all first floor rooms, wall light point.

#### Bedroom One

12'6" x 12'0"

#### Maximum measurements.

Spacious double bedroom. uPVC double glazed sash effect window to the front elevation, central heating radiator, ceiling coving, loft access hatch. Alcove shelving.

#### Bedroom Two

11'9" x 5'9" to 8'3"

Good sized bedroom. uPVC double glazed window overlooking the rear. Central heating radiator, recess housing clothes hanging rail and shelf, cupboard over. Ceiling coving. Large loft hatch with pull down ladder.

#### Bathroom

White three piece bathroom suite comprising: Pedestal wash hand basin, low level WC and panelled bath with Mira shower over and shower screen. Fully tiled walls, central heating radiator, double glazed window with obscure glass to the rear elevation. Airing cupboard housing Worcester boiler and shelving.

Basement

Cellar

Stone steps down to the handy cellar with power and light.

Outside

Front Garden

Small front garden. Cobbled pathway to entrance door.

Rear Garden

Pleasant Southerly facing rear garden with patio area abutting the property and further patio to the rear. Attractively planned with raised timber edged flower beds housing numerous plants, flowers and bushes, Brick walls with feature timber panelling, garden gate.

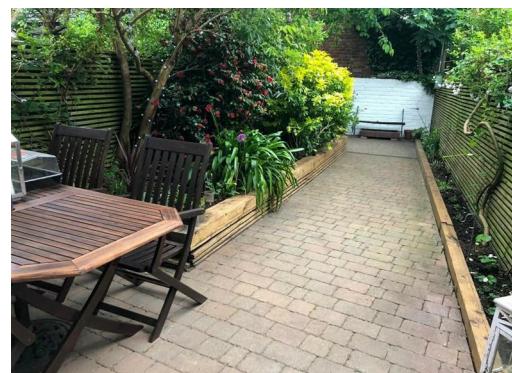
Please note the photos of the rear garden were taken earlier in the year due to the weather.

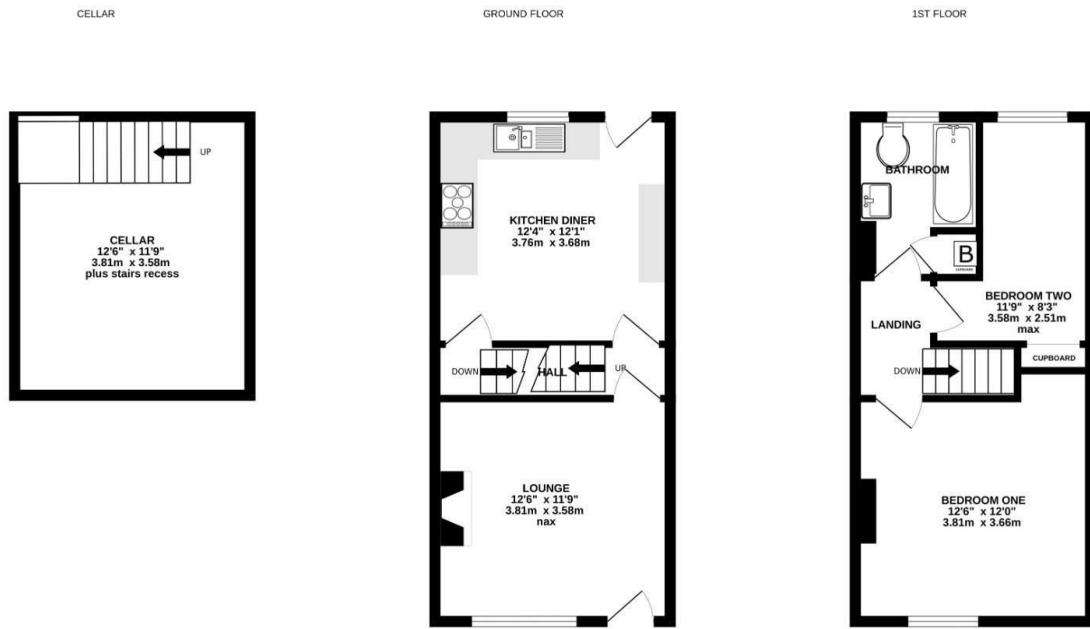
Important Information

Council Tax Band B. Stockport MBC

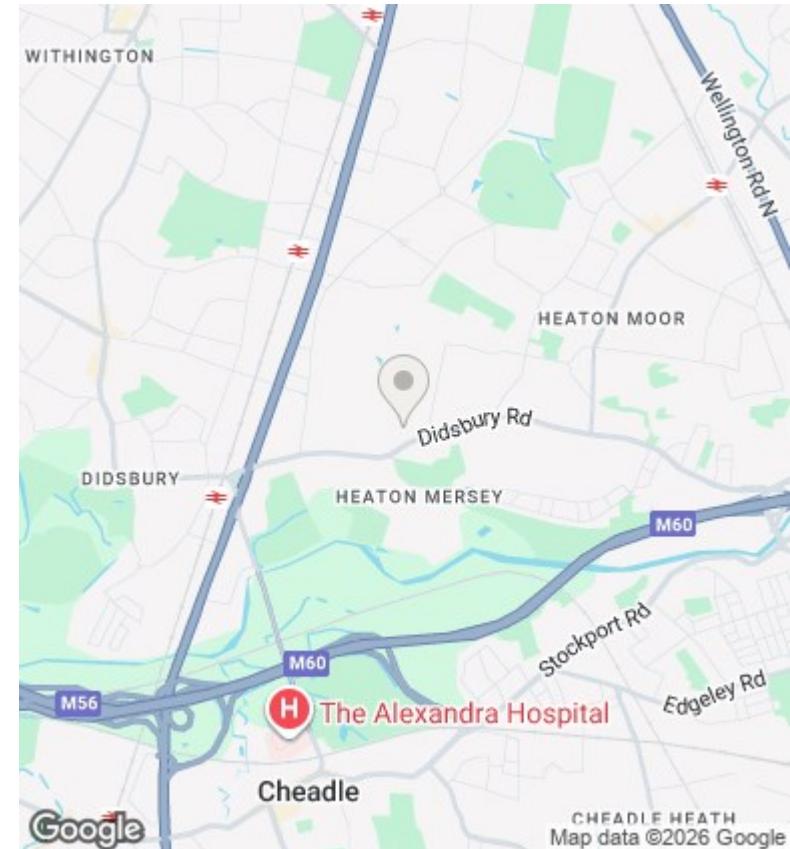
Tenure : Property is Freehold. The shared alleyway running along the back of the gardens is believed to be leasehold with a ground rent of £2.00 per annum.







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		
(81-91) B		
(69-80) C		77
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC