



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

Offers Over £375,000

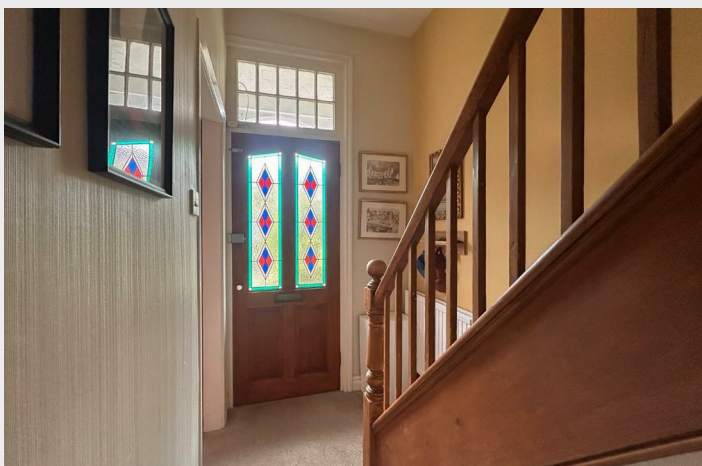
- Charming Two Double Bedroom Period Cottage
- Off-Road Parking
- Modern Kitchen & Bathroom
- Gardens to Front & Rear
- Council Tax Band - C (SMBC)
- No Vendor Chain
- Heaton Mersey Conservation Area
- Dressing Room/Office
- Cobbled Cul-De-Sac
- EPC rating - D

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A beautifully presented two double bedroom period cottage, tucked away on an attractive cobbled cul-de-sac in the heart of Heaton Mersey Conservation Area, complete with off-road parking, two reception rooms, dressing room/office and gardens to both front and rear. Must be viewed.

2 1 2 D

Council Tax Band: C



Joules are delighted to bring to the market this charming two double bedroom period cottage, dating back to the 1880s and ideally positioned within the heart of the sought-after Heaton Mersey Conservation Area. Positioned on an attractive cobbled cul-de-sac, the property benefits from off-road parking and beautifully maintained gardens to both the front and rear.

Believed to have originally been built for supervisors of the nearby Bleach Works, this deceptively spacious period home retains a wealth of character whilst offering modern conveniences throughout. The accommodation briefly comprises an entrance hall, separate dining room, lounge and modern fitted kitchen. To the first floor are two generously proportioned double bedrooms, a versatile additional room currently utilised as a dressing room, but equally suited to use as a home office, together with a modern bathroom.

Externally, the front of the property features a long, established garden with well-stocked borders and a flagged hardstanding providing valuable off-road parking. To the rear is a private enclosed courtyard with a paved patio area and raised planted beds, providing an ideal space for relaxing outdoors and entertaining.

Heaton Mersey is renowned for its excellent location, offering a wealth of amenities and facilities associated with the village, whilst providing convenient access to Stockport, Manchester and surrounding areas. There are excellent transport links, with easy access to the M60 and M56 motorways, A34 Kingsway and East Didsbury Metrolink station. Manchester Airport is approximately 25 minutes' drive away.

Heaton Mersey Common is also just a short stroll from the property, offering over 11 acres of woodland and open spaces, ideal for walking and recreation. Families are well catered for with a selection of reputable local primary and secondary schools within walking distance.

Offered for sale with no vendor chain, this charming period cottage is sure to appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate the accommodation, character and location on offer.

Lounge

11'9" x 10'2" into bay

Maximum measurements into bay.

Stripped and varnished floorboards, central heating radiator, window overlooking the front garden, meter cupboard

Dining/Sitting Room

15'5" x 12'1" max

Maximum measurements.

Interestingly shaped room, double glazed window to the rear elevation, Feature cast iron fireplace with tiled sides and hearth with pine surround (display only). Original stripped pine door to handy under-stairs storage. Central heating radiator, semi glazed original pine door to kitchen

Kitchen

9'0" x 8'3" max

Maximum measurements.

Modern fitted kitchen with a range of units comprising: Single drainer stainless steel sink unit with mixer tap, cupboard below, further base, drawer and eye level units. Slot in gas cooker with cooker hood over. Recess for a under unit fridge and separate freezer. Plumbed and access for an automatic washing machine. Wall mounted boiler. Work surfaces with tiled splashbacks. Double glazed window overlooking the rear garden, PVC door opening onto the rear garden. Central heating radiator

First Floor

Bedroom One

15'4" x 9'8" max

Maximum measurements into robes.

Large double bedroom, window to the front elevation, central heating radiator. Bespoke bank of floor to ceiling built in wardrobes housing clothes hanging rails and shelving.

Bedroom Two

12'5" x 9'6"

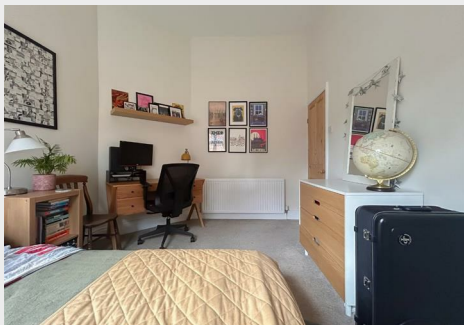
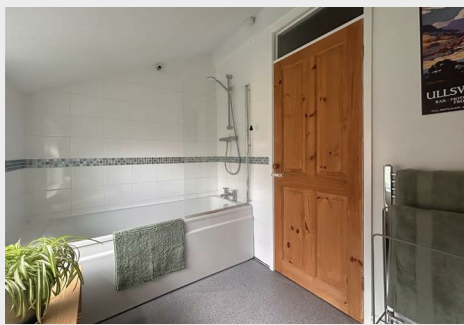
Further double bedroom. Double glazed window to the rear elevation, central heating radiator.

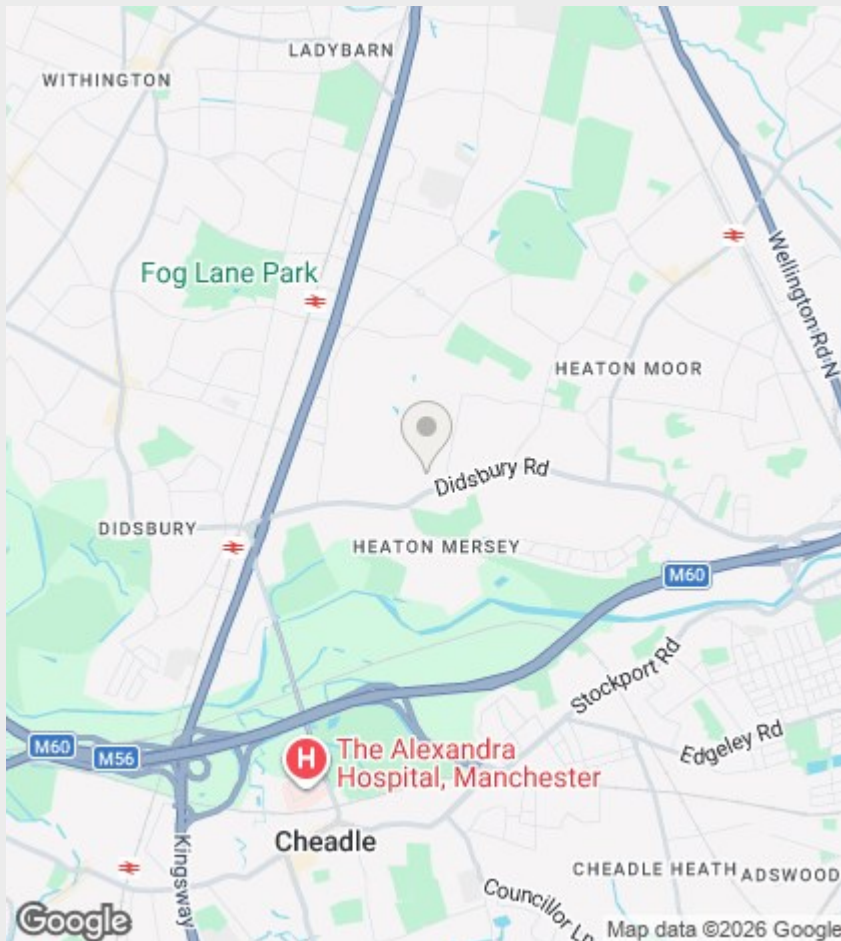
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Directions

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

