



## 22 Dodge Hill, Heaton Norris, Stockport, SK4 1RD

Guide Price £250,000

- Deceptively Spacious Terrace Property
- Gardens to Front and Rear
- Many Original Features
- Two Good Sized Double Bedrooms
- Dodge Hill Conservation Area
- No Onward Chain
- Two Separate Reception Rooms
- Handy Storage Cellar
- In Need of Updating - Price Accordingly

## 22 Dodge Hill, Stockport SK4 1RD

UNEXPECTEDLY AVAILABLE AGAIN! Deceptively Spacious Terraced Situated in Dodge Hill Conservation Area. Two Good Sized Bedrooms. Storage/Study/Office Room. Two Separate Reception Rooms. Handy Storage Cellar. Gardens to Front and Rear. Cobble Stone Road within Walking Distance to Stockport Centre. Easy Reach to Motorway Network. In Need of Updating but Priced Accordingly. No Onward Chain.



Council Tax Band: B



For the first time in 70 years Joules bring to the market this deceptively spacious two double bedroom terraced - situated in the sought after and convenient location of Dodge Hill Conservation Area on a cobbled road being a short stroll to the centre of Stockport with its many amenities. Also handy for public transport and the motorway network.

The property briefly comprises: Entrance hall, lounge, dining/sitting room and kitchen with a range of units. Upstairs you will find two good sized double bedrooms, a spacious bathroom and a store room that lends itself to an office/study. There is also a cellar providing extra storage space. Outside is a front garden and an enclosed rear garden.

Built around the turn of the century this good sized property offers many original features including deep skirting boards, high ceilings and some rooms have ceiling coving and picture rails all of which add to the charm. The property is in need of updating - which has been taken into account in the asking price.

#### Entrance Hall

Entrance door with skylight over. Central heating radiator, stairs to first floor, doors to lounge and dining/sitting room. Ceiling coving

#### Lounge

12'6" x 11'8" max

Window to the front elevation, timber fireplace with tiled surround housing coal effect gas fire. Central heating radiator

#### Sitting/Dining Room

14'5" x 12'8" max

Double glazed window to the rear elevation, central heating radiator, timber fireplace housing coal effect gas fire (fire capped off). Semi glazed door to kitchen

#### Kitchen

12'3" x 8'8"

Kitchen with a range of units comprising: slot in gas cooker, integrated cooker hood over, single drainer stainless steel sink unit with mixer tap, cupboards below, further base, drawer and eye level units, corner display shelving. Wall mounted Baxi boiler.

Plumbed and access for an automatic washing machine. Worksurfaces with matching upstands and tiled splashbacks incorporating breakfast bar area. Double glazed window to the side elevation, central heating radiator, door to rear garden, door to cellar

#### BASEMENT Cellar Store

14'7" x 3'4" max

Steps down to handy storage space with light. Electric meter

#### FIRST FLOOR Stairs and Landing

Open balustrades to stairwell. Fitted cupboard.

#### Bedroom One

16'8" x 11'8" max

Large double bedroom with two windows to the front elevation. Central heating radiator, cast iron fireplace (display only)

Worth noting - surrounding properties have divided this room to provide two bedrooms.

#### Bedroom Two

12'8" x 11'9" max

Further double bedroom, double glazed window to the rear elevation, central heating radiator, cast iron fireplace (display only)

#### Bathroom

7'6" x 7'1"

Three piece bathroom suite comprising: Panelled bath with shower from taps, low level WC; pedestal wash hand basin. Central heating radiator, double glazed window with obscure glass to the rear elevation

#### Store Room

5'8" x 6'3" max

Currently utilised as a store room, but ideal for office/study space. Window to the side elevation, central heating radiator

#### OUTSIDE Front Garden

Steps up to the entrance door, front garden stocked with mature plants, flowers and shrubs

## Rear Garden

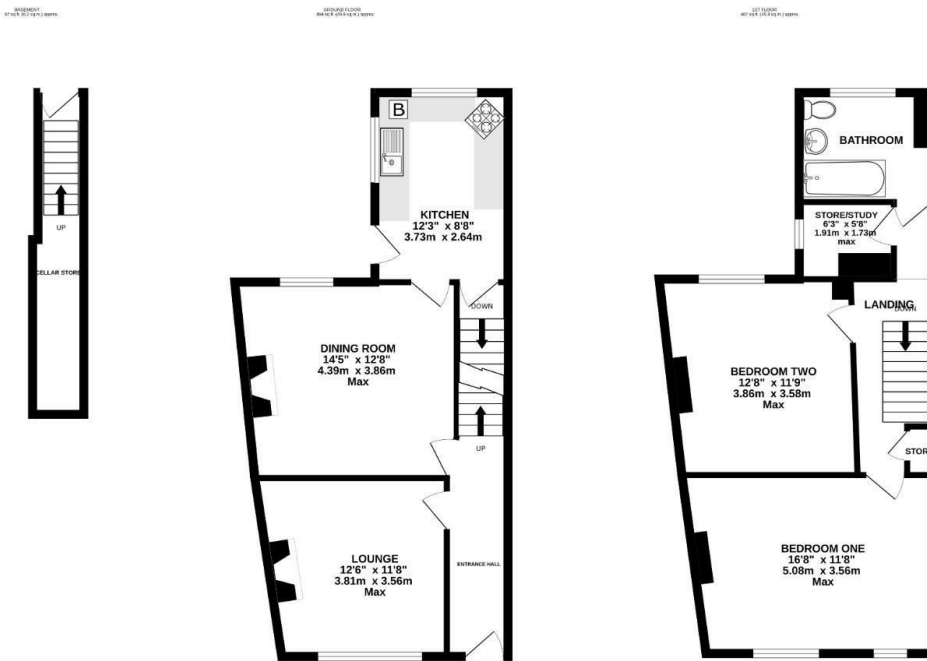
Two tiered garden with private patio abutting the property, outside tap. Steps up to the main garden which is predominantly lawned with an abundance of mature plants, flowers and shrubs. Right of way across and garden gate to side.

## IMPORTANT NOTICE

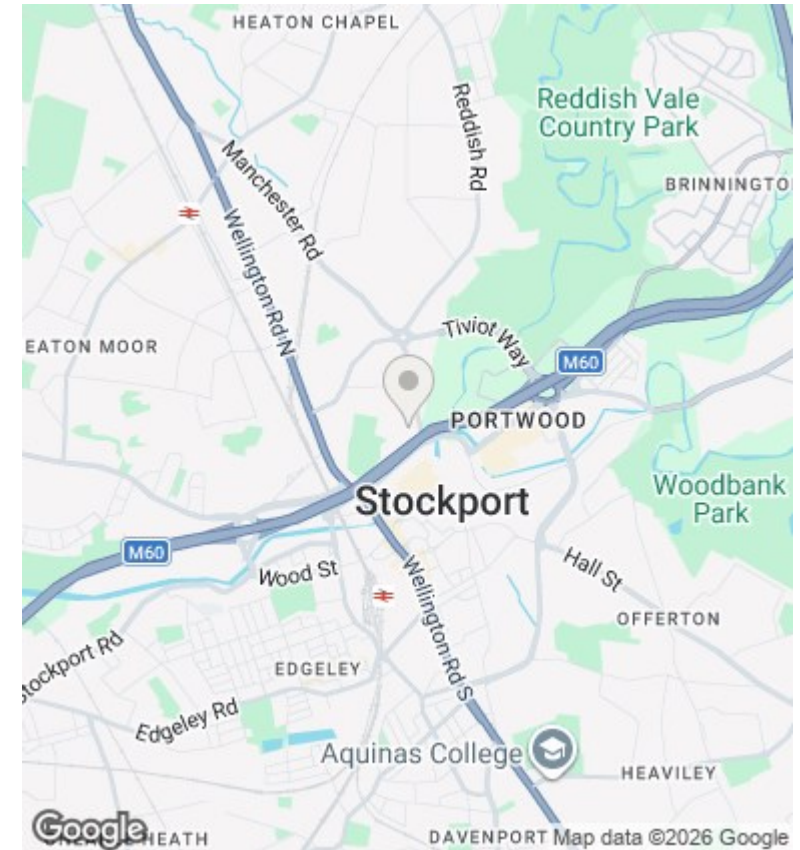
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TOTAL FLOOR AREA: 1048 sq.ft. (97.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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 windows, 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	