JOULES
Estate Agents

7 Lyme Street, Heaton Mersey, Stockport, SK4 3DF

Offers Over £300,000

- Attractive Two Bedroom Mid Terrace
- South Facing Rear Courtyard
- Sought After Conservation Area
- Handy Cellar Area
- Delightful Cobbled Street
- No Vendor Chain - Must Be Viewed

450 Didsbury Road, Stockport, Cheshire, SK4 3BS
0161 432 0432

sales@joulesestateagents.com
https://www.joulesestateagents.com/

7 Lyme Street, Stockport SK4 3DF

Highly Sought After Location. Cobbled Stone Street within Heaton Mersey Conservation Area.
Pleasant Lounge with Stripped Floorboards. Dining Kitchen with Built in Oven & Hob.
Gas Central Heating & Double Glazed Windows. Handy Cellar. Southerly Facing Rear Courtyard.
NO VENDOR CHAIN - MUST BE VIEWED

2 1 1 D

Council Tax Band: B

Joules bring to the market this two bedroom garden fronted mid terraced property ideally positioned within the heart of the sought-after Heaton Mersey Conservation Area. Located on an attractive cobbled cul-de-sac and offered with No Vendor Chain.

Although detailed in greater detail below, the property briefly comprises: Lounge, dining kitchen with a range of units and rear porch with plumbing for an automatic washing machine. Upstairs is a large main bedroom and a second bedroom along with the bathroom. There is also a one chamber cellar. Outside to the front is a small garden with loose gravel area; To the rear you will find an enclosed Southerly facing rear courtyard with raised flower bed.

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 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.

Entrance
Welcoming bright red entrance door with stained and leaded glass panel and skylight over opening into the lounge

Lounge
12'5" x 12'1"
Double glazed window overlooking the front elevation, stripped floorboards. Fireplace housing a gas fire (disconnected). Central heating radiator. Built in alcove shelving, door to inner hall and stairs

Inner Hall
Part panelled wall which continues up the stairwell and landing. Stairs to the first floor. Door to dining kitchen

Dining Kitchen
12'5" x 10'2"
Kitchen area with a range of units comprising: Bowl and a half single drainer stainless steel sink unit with mixer tap, cupboard below, further range of base, drawer and eye level units. Inset four ring gas hob, electric oven below. Recess for an under unit fridge. Wall unit housing Worcester combi boiler. (Installed approximately 18 months ago). Work surfaces. Central heating radiator. Semi glazed door to the rear porch utility area. Double glazed window overlooking the rear garden. Doorway to basement

Utility/Rear Porch
Door opening onto the rear yard, windows to the rear yard. Plumbed and access for an automatic washing machine

First Floor

Stairs and Landing
Loft access hatch, doors to all first floor rooms

Bedroom One
12'5" x 12'1"
Good sized double bedroom. Double glazed window to the front elevation, central heating radiator. Ceiling coving

Bedroom Two
10'1" x 6'3" (plus door recess)
Double glazed window to the rear elevation, central heating radiator. Large built in cupboard housing clothes hanging rails and shelving. Seperate built in cupboard over.

Bathroom
Three piece bathroom suite comprising: Panelled bath with Aquatronic shower over. Low level WC and pedestal wash hand basin. Double glazed window with obscure glass to the rear elevation. Partly tiled walls,

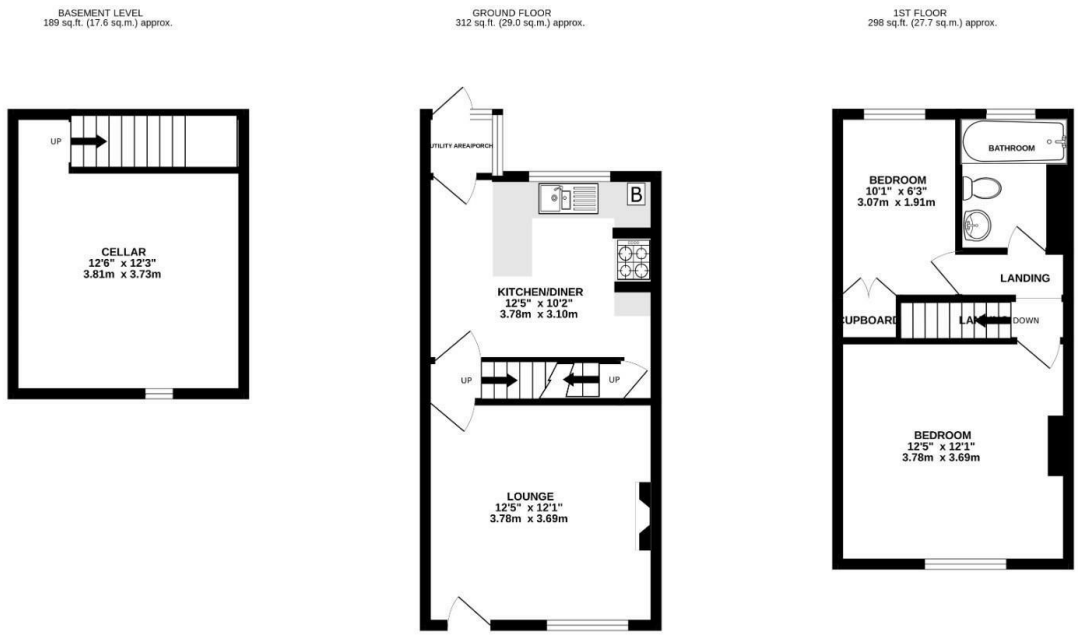
Basement

Cellar Chamber One
12'6" x 12'3"
Plus understairs recess
Access from the dining kitchen. Brick floor, small window to the front elevation. Gas and electric meters

Outside

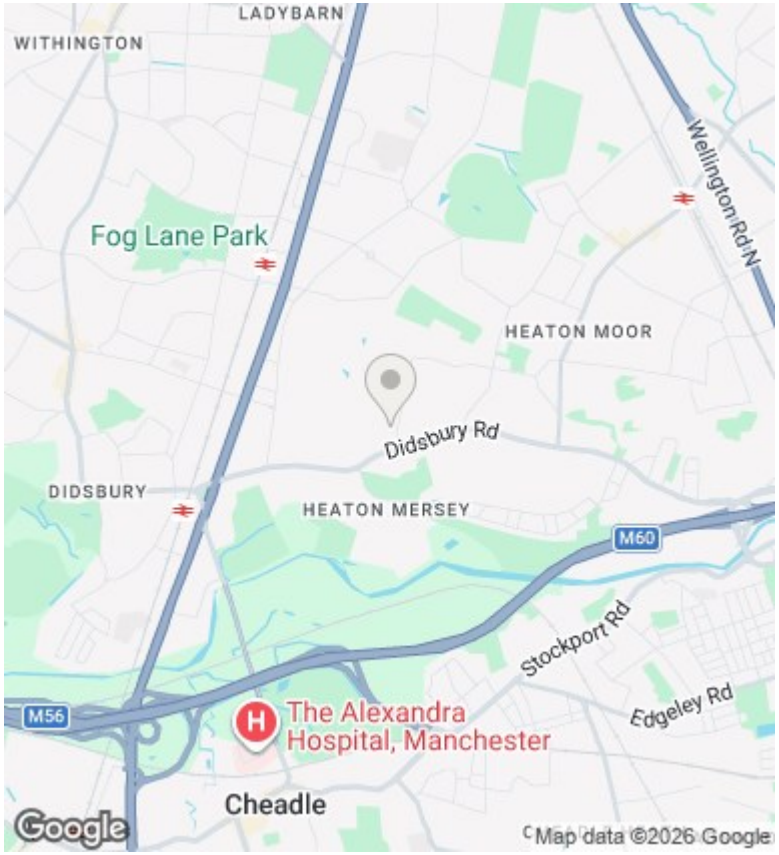
Front
Paved path to entrance door, loose gravel area, fenced and brick boundaries

Rear
Enclosed Southerly facing rear courtyard. Brick built boundaries and gate to the rear. Paved and Loose gravel areas, raised brick edged flower bed



TOTAL FLOOR AREA : 798 sq.ft. (74.2 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 as to their operability or efficiency can be given.
Made with Metropix ©2026



Directions

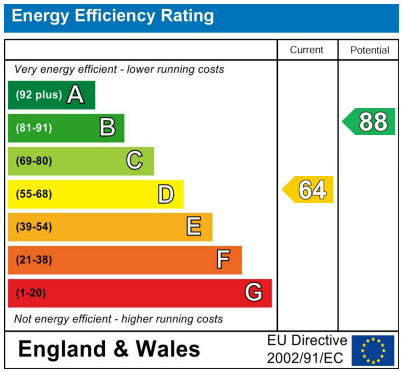
IMPORTANT NOTICE: Joules Estate Agents, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Joules Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3: This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all

Viewings

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

Council Tax Band

B



450 Didsbury Road, Stockport, Cheshire, SK4 3BS
0161 432 0432

sales@joulesestateagents.com
https://www.joulesestateagents.com/