



## Flat 16 Westleigh, 36 Clifton Road, Heaton Moor, Stockport, SK4

Guide Price £400,000

- Incredibly Well Proportioned
- Finished to a High Standard
- Exciting and Rare Opportunity
- Excellent Location Close to Heaton Moor Village
- Private Garage and Off-Road Parking
- No Vendor Chain
- Two Receptions and Two Bathrooms
- Beautifully Maintained Gardens

# 36 Clifton Road, Stockport SK4 4BU

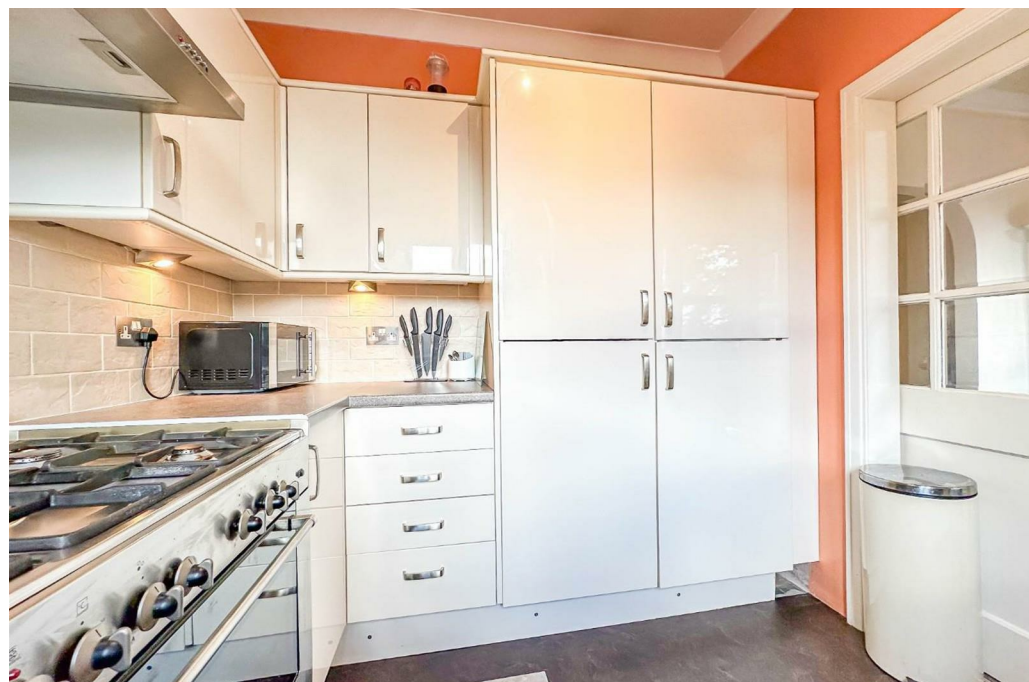
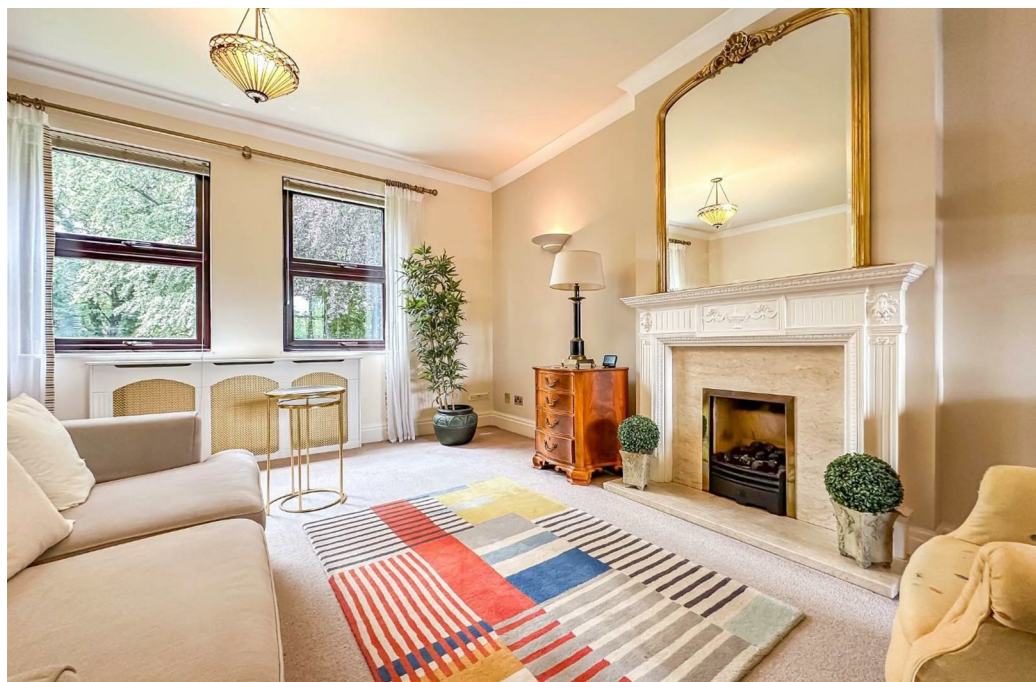
Finished to the Highest Calibre and Regarded as one of the Most Desirable Developments in the area, Westleigh in Heaton Moor is a Rare Opportunity NOT TO BE MISSED!

Spacious Open Lounge/Diner. Quality Fitted Kitchen with Appliances. Two Well Proportioned Double Bedrooms with Fitted Furniture. Two Bathrooms, Inc. En-suite.

Situated on the First Floor with Views over the Delightful Communal Gardens. Off Road Parking and Garage. No Vendor Chain.



Council Tax Band: D



Westleigh, Heaton Moor  
Nestled on the charming Clifton Road in Heaton Moor, this exceptional apartment presents a rare and exciting opportunity for discerning buyers, as properties in the Westleigh development don't grace the market very often.

Spanning an impressive 1,044 square feet, this well-appointed residence boasts two reception rooms, two well proportioned bedrooms and two bathrooms, one of which is a spectacular En-suite.

Finished to a high standard, and showcasing a blend of contemporary design and classic elegance, this property is certainly one not be missed.

Conveniently located within easy reach of the vibrant Heaton Moor village, residents will enjoy a variety of local amenities, including shops, cafes, and parks, all just a short stroll away.

With no vendor chain, this apartment is ready for immediate occupancy, making it an ideal choice for those looking to move swiftly into their new home. This property truly represents a unique opportunity to acquire a stylish and spacious apartment in a very sought-after location, so don't miss out!

Entrance Hall  
8'8 x 7'6

Well proportioned entrance hall, featuring ample coat and shoe storage in the in-built sliding glass cloak store, which also neatly houses the electrics. Tiled flooring throughout and feature lighting on the ceiling and walls. Steps up to the principal bedroom suite and access to the living area, bathroom and bedroom two. Double panel radiator with feature cover.

Living Room  
18'10 x 14'9

Impressive and light living room, offering views out on to the rear communal gardens via two double glazed UPVC windows. Beautiful ornate fireplace surround with mirror above, housing the open gas fire place. Wall and ceiling lighting, ample amounts of electrical sockets, broadband point, aerial point and wall mounted intercom system. Double panel

radiator with feature cover. Carpeted throughout. Access through to the open dining space and kitchen.

Dining Area  
9'9 x 8'2

Open arched entrance off the living room through to a good sized dining area with access through to the kitchen via the sliding, windowed, wooden doors. UPVC double glazed window overlooking the entrance to the building. Carpeted throughout. Double panel radiator with feature cover.

Kitchen  
9'9 x 8'2

Modern and tasteful fitted kitchen with a range of base, wall and drawer units. Integrated fridge, integrated freezer and plumbed in for both a washing machine and a dishwasher. Stunning De'Longhi gas range with five ring hob and stainless steel splashback. Large wall mounted stainless steel extractor above to match. Corner cupboard housing the Worcester combination boiler and heating timer. Stainless steel sink unit with drainer. Double glazed UPVC window overlooking the communal entrance. Tiled flooring and half tiled walls.

Bathroom  
8'8 x 6'5

Fully tiled bathroom featuring low level w/c, pedestal basin and fully enclosed shower cubicle with tinted glass door. Large floor to ceiling airing cupboard/storage space. Wall mounted cupboard with mirror. Electric dual voltage shaver socket. UPVC Double glazed window.

Bedroom  
10'1 x 8'7

Good sized second bedroom with in built wardrobe storage and UPVC double glazed window looking out onto the rear gardens. Double panel radiator. Well equipped with electrical sockets. Carpeted throughout.

Principal Bedroom  
17'8 x 14'8

A most impressive principal bedroom suite, offering plenty of built-in storage space, space for seating and a dressing table in the window bay, which offers views out onto the well established communal gardens via two UPVC double glazed windows. Ornate ceiling rose

with beautiful chandelier suspended below. Double panel radiator. Fully tiled flooring. Access to the En-Suite.

#### En-Suite

17'2 x 6'1

An impeccably designed and well finished four piece bathroom suite, featuring low level w/c, sink unit with mixer tap and drawer storage, walk-in corner shower unit with rainfall showerhead and a stunning freestanding bath with freestanding chrome taps. Fully tiled floors and walls. Mains fed stainless steel heated towel rail. Wall mirror with integrated pull chord light. Electric dual voltage shaver socket. UPVC double glazed window.

#### External

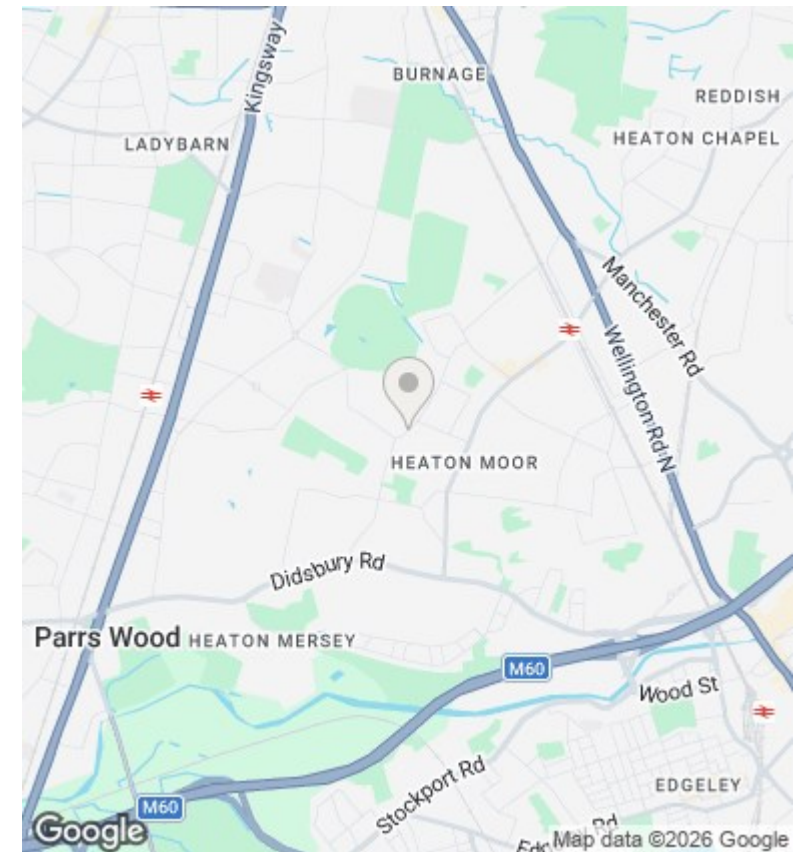
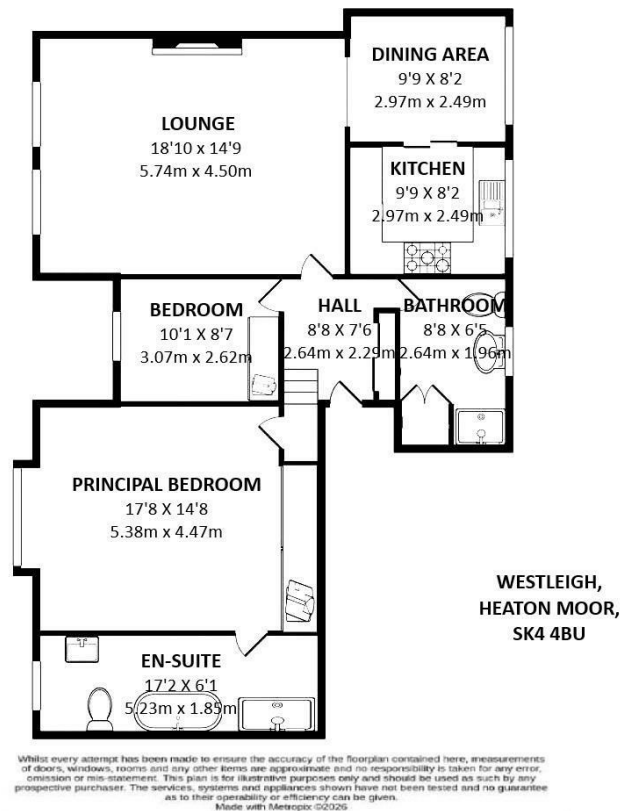
Gated entrance to the development, leading to the garages, off-road parking spaces, communal gardens and communal bin store.

#### Notice

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## Directions

## Viewings

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

## Council Tax Band

D

| Energy Efficiency Rating                           |         |           |
|----------------------------------------------------|---------|-----------|
|                                                    | Current | Potential |
| Very energy efficient - lower running costs        |         |           |
| (92 plus) <b>A</b>                                 |         |           |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   | 72      | 75        |
| (55-68) <b>D</b>                                   |         |           |
| (39-54) <b>E</b>                                   |         |           |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    |         |           |
| Not energy efficient - higher running costs        |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC |         |           |