



Daisy Cottage, 60 Vale Close, Heaton Mersey, Stockport, SK4 3DS

Offers Over £450,000

- Cottage With Accommodation Over 3 Floors
- Highly Sought After Conservation Area
- Well Presented Throughout
- Delightful Cobbled Road Leading to Park
- Spacious Open Plan Dining/Sitting/Kitchen
- No Onward Vendor Chain

60 Vale Close, Stockport SK4 3DS

Stunning Two Bedroom Cottage Dating Back to Circa 1798

Well Presented Accommodation Over Three Floors.

Highly Sought After Location on a Cobbled Road within Heaton Mersey Conservation Area.

Open Plan Sitting/Dining/Kitchen and a Separate Lounge.

Impressive Bathroom with Free Standing Roll Top Bath.

Delightful Rear Garden. Stunning Views to the Rear.

NO VENDOR CHAIN.



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2



D

Council Tax Band: D



Vale Close is a stunning location, tucked away in Heaton Mersey's verdant conservation area. A cobbled and sloping road, lined with traditional style attractively painted street lamps, leads to Heaton Mersey park and beyond to the Pennine trail. Period cottages line the road and straddle a great chunk of history.

These three tier, late Georgian properties are hugely sought after. Accessed via a parapet over a quaint passageway - lovingly know as 'the moat' by residents, this delightful and well presented cottage is like none of the others with the stairs having being moved by a previous owner around 50 years ago, which now provide less steep staircases to all floors.

Although described in greater detail below, the accommodation at Daisy Cottage briefly comprises: At ground floor level you find the lounge and second bedroom/office, turned staircases lead up to the first floor and down to the lower ground floor. At lower ground floor level is a spacious open plan split level room with a second reception room currently used as a sitting/dining room and a kitchen with a range of units and built in oven and hob. At first floor level is a good sized double bedroom and a bathroom with white three piece suite including feature free standing roll top bath set on a tiled stage.

Vale Close feels so very special, it is a wonderful release from the hurley burley of everyday life and that becomes more true as you step over the threshold of this period cottage, especially in the rear garden which is surrounded by mature trees. Built circa 1798, these were workers cottages for the dying/bleach works. For all of those other worldly delights, the real world is wonderfully close to hand with the motorway, international airport, rail system and Metro Link all only a short distance away. Also within walking distance, for those social occasions there is an excellent range of cafes, wine bars, renowned Inns and restaurants of Didsbury village, Heaton Moor and Heaton Mersey,

Altogether Daisy Cottage is a unique home just waiting to be discovered.

Ground Floor

Semi glazed entrance door with skylight over opening onto the lounge

Lounge

12'8" x 17'8" max

Well presented room. Feature cast iron fireplace with tiled sides housing a working open fire, stripped floorboards, Georgian style window to the front elevation. Column central heating radiator. Staircase to first floor and staircase down to lower ground floor. Double doors to bedroom two or office

Bedroom Two

12'8" x 7'0"

Currently utilised as a bedroom but offering many other uses. Stripped floorboards continued from the lounge, column central heating radiator, double glazed window with far reaching views

Stairs and Landing

Turned staircases going to both the lower ground level and to the first floor, open balustrades, fitted shelving to half landing

Lower Ground Floor

24'7" x 12'8"

Split level dual aspect through room

Overall measurements

Kitchen

Kitchen with a range of fitted units comprising: Double Belfast style sink unit with mixer tap and cupboards below, further base, drawer and eye level units and a bottle rack. Floor standing cupboard housing Glowworm Hideaway boiler. Schott Ceran four ring electric hob with Kenwood double fan assisted oven/grill below, integrated cooker hood. Plumbed and access for an automatic washing machine. Beech block work surfaces with tiled splashbacks. Tiled floor, column central heating radiator, double glazed window and semi glazed door to the rear garden. Steps up to dining/sitting room. Stairs to ground floor

Dining/Sitting Room

Stripped floorboards, window to the front elevation with decorative ironwork. Column central heating radiator. Feature cast iron fireplace (display only). Please note the vendor may be interested in selling the Habitat dining table, bench and three chairs (under separate negotiation)

Stairs and Landing

Turned staircase with open balustrades leading to ground floor. Built in shelving to half landing

First Floor

Landing

12'8" x 4'8"

Open balustrades to stairwell, doors to all first floor rooms, loft hatch

Bedroom One

12'8" x 12'1"

Good sized double bedroom. Georgian style window to the front elevation, column central heating radiator. Please note the vendor may be interested in selling one of the chest of drawers (under separate negotiation)

Bathroom

12'8" x 6'9"

Attractively fitted spacious bathroom comprising: Free standing roll top bath with rain-head shower over sat on an elevated tiled stage. Vanity wash hand basin with cupboard below, low level WC. Column central heating radiator. Tiled floor, partly panelled walls. Double glazed window to the rear with stunning views. Louvre fronted airing cupboard housing cylinder with shelving above.

Outside

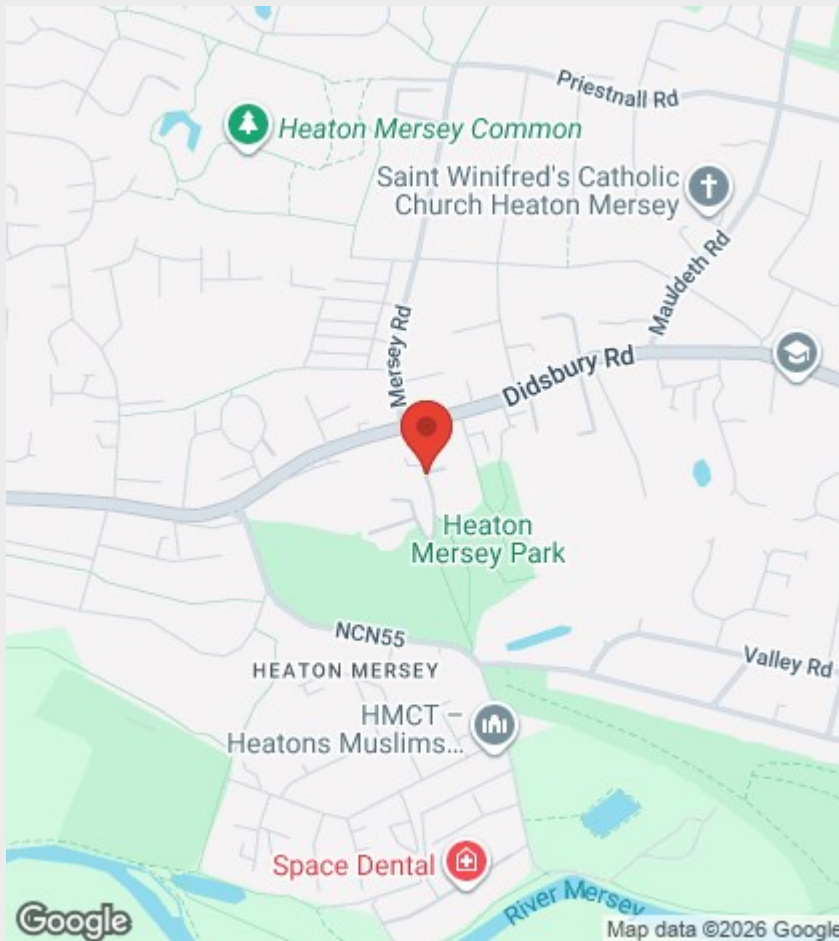
To the front is the aforementioned cobbled passage way at lower ground floor level. To the rear is a delightful garden with paved patio area and well stocked beds housing an abundance of flowers, plants and shrubs. There is right of way access across neighbouring gardens, but the access stops next door, so no access is granted to neighbouring properties through this garden.

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Directions

Viewings

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

EPC Rating:

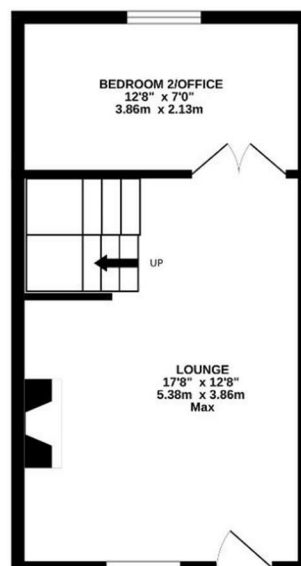
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

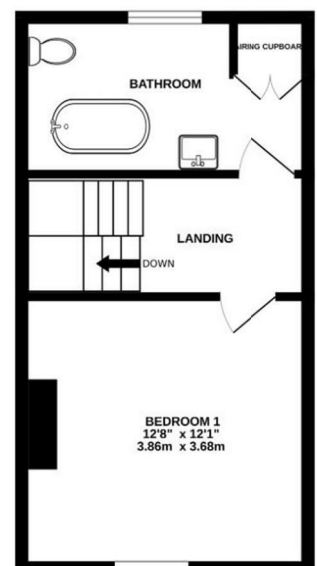
LOWER GROUND FLOOR
305 sq.ft. (28.4 sq.m.) approx.



GROUND FLOOR
306 sq.ft. (28.4 sq.m.) approx.



1ST FLOOR
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 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.
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