

6 Horace Grove, Heaton Norris, Stockport, SK4 1PP

John Mellor

JohnMellor

Guide Price £310,000







Must be viewed! This charming three-bedroom period mid-terrace perfectly blends classic character with modern living. Brimming with original period features, the home opens into a welcoming lounge before leading to a separate dining area. This bright reception space has been seamlessly opened up into the kitchen, creating an airy, contemporary hub ideal for entertaining. From the dining area, double patio doors open directly onto a private, low-maintenance garden featuring Indian stone paving, mature flower borders, and a brick outhouse for extra storage. Upstairs, you will find three excellent bedrooms and a family bathroom, alongside a landing with loft ladder access to a useful, partially boarded loft space. Perfectly situated for modern lifestyles, the property is nestled within a highly sought-after part of The Heatons, famous for its thriving local vibe, excellent schools, and beautiful green spaces like Heaton Norris Park.







A wealth of independent cafés, boutique shops, and welcoming pubs are just a stroll away. Commuting is effortless with outstanding public transport links right on your doorstep; Heaton Chapel train station offers swift, direct routes into Manchester and Stockport centres, while the nearby A6 corridor provides frequent, reliable bus links—including the 192 service—and Stockport Interchange ensures effortless regional connectivity. Stockport Town centre is also a 1.0 mile walk away. Combining stylish period charm with total everyday convenience, this property is an exceptional opportunity for first-time buyers, professionals, and growing families alike. Council tax band B. Leasehold for the remainder of a 999 year term from 1907 with a ground rent of £2.50 per annum.

www.john-mellor.co.uk

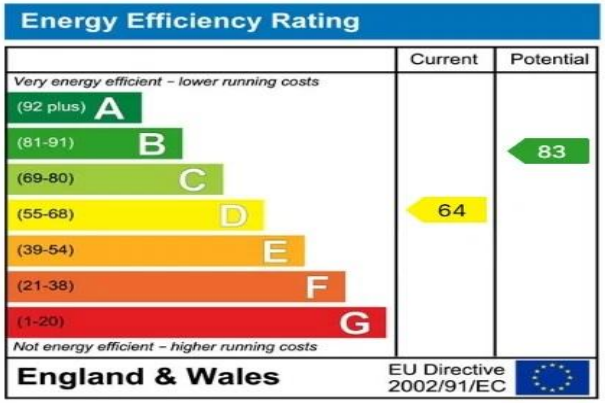
sales@john-mellor.co.uk

0161 442 4142

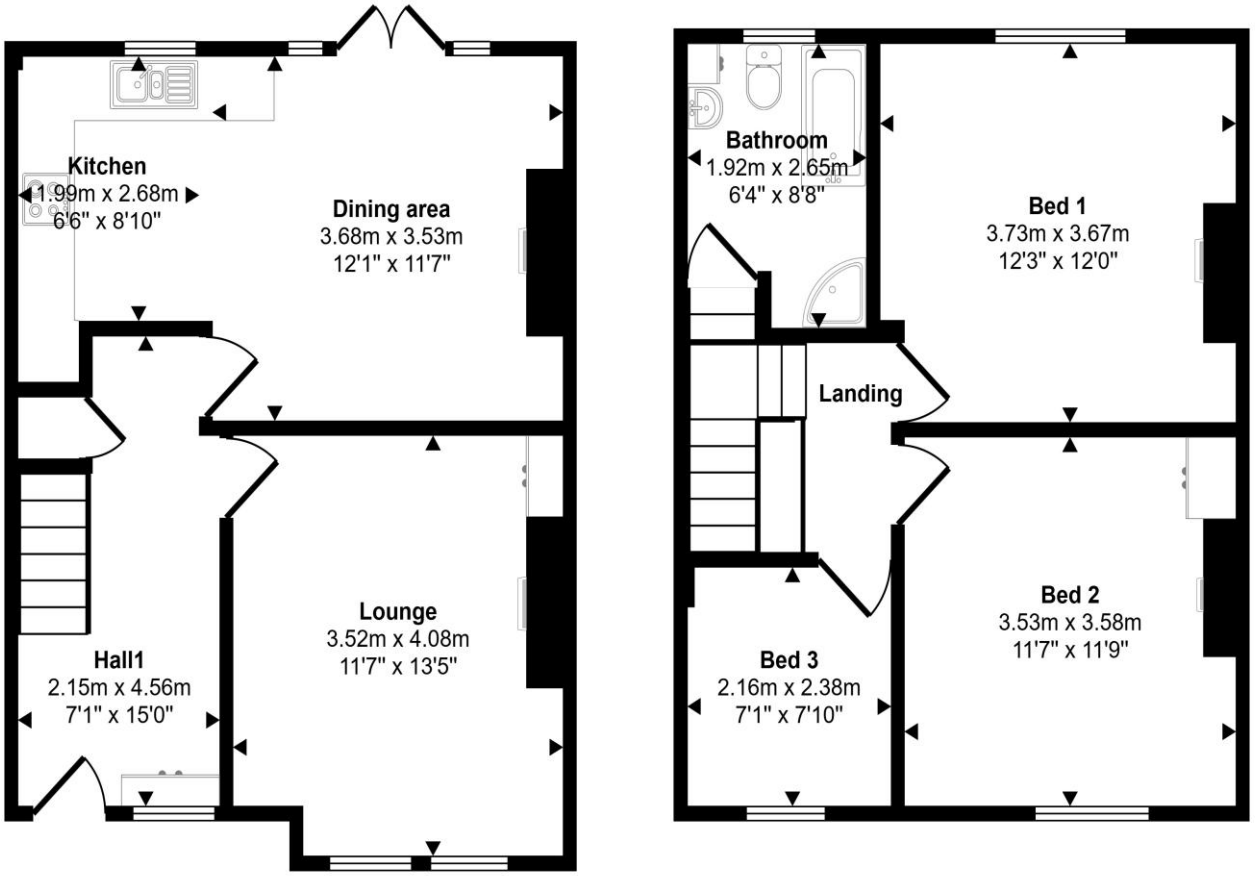
John Mellor







Approx Gross Internal Area
87 sq m / 939 sq ft



Ground Floor
Approx 44 sq m / 474 sq ft

First Floor
Approx 43 sq m / 466 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

JohnMellor

182 Heaton Moor Road, Heaton Moor,
Stockport, Cheshire, SK4 4DU
Tel: 0161 442 4142
sales@john-mellor.co.uk
www.john-mellor.co.uk

IMPORTANT! These particulars and floor plans are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. The agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order, or fit for purpose. The buyer is advised to obtain verification from their solicitor or surveyor. J273