



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

Offers Over £300,000

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

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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

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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

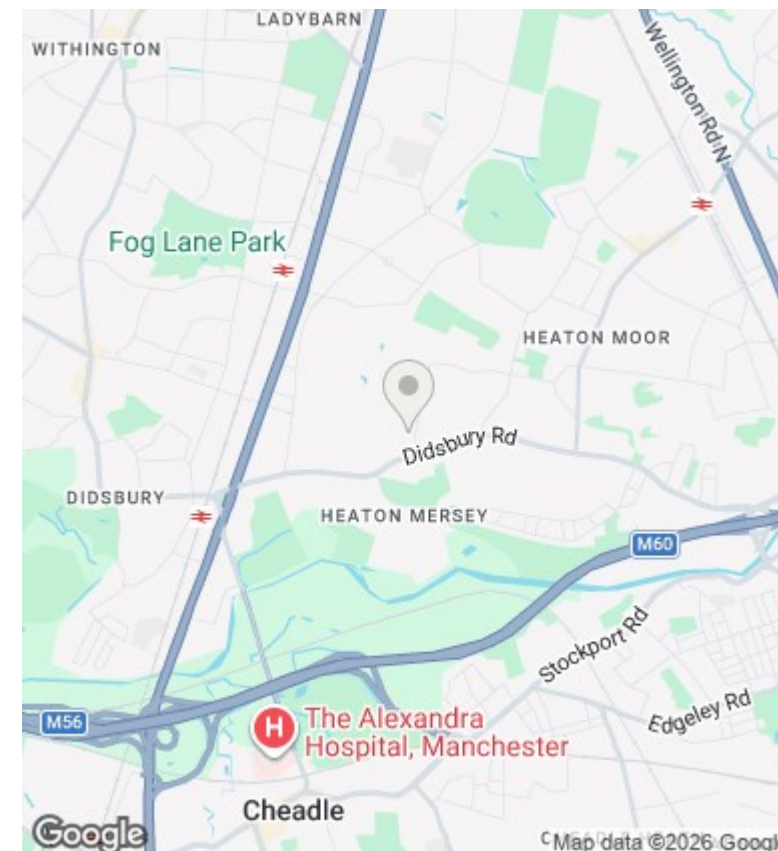
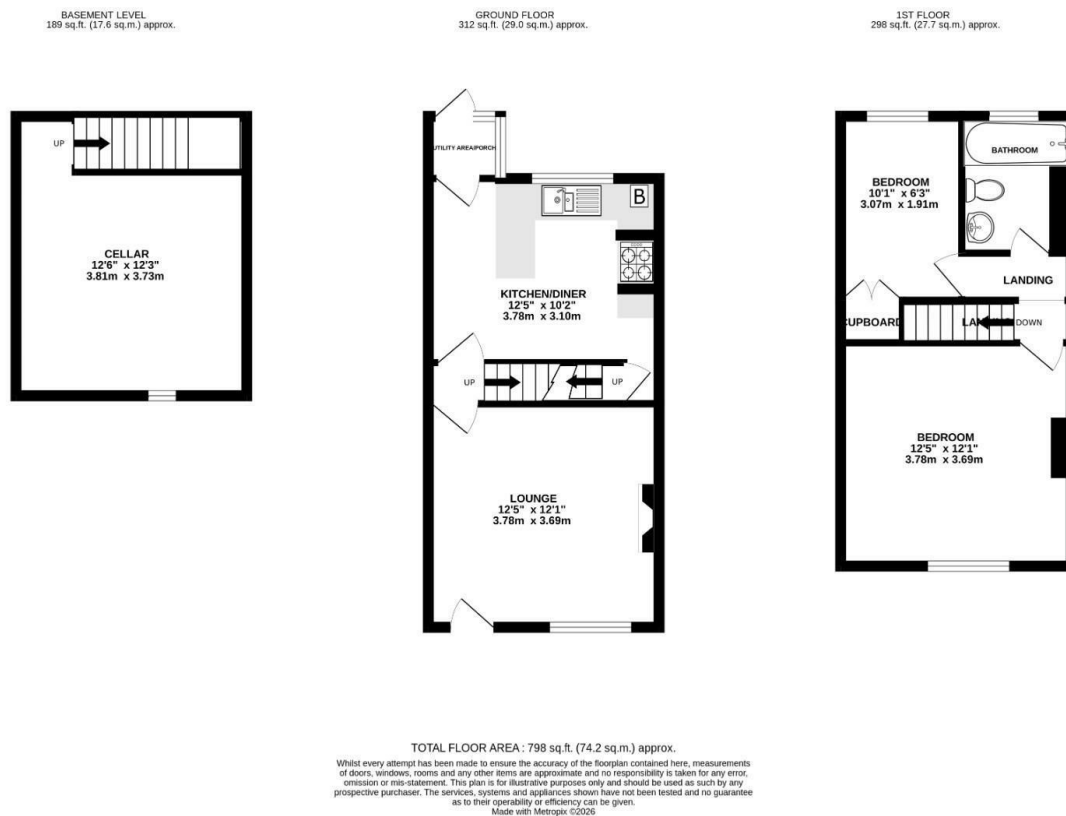
Paved path to entrance door, loose gravel area, fenced and brick boundaries

Rear

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







Directions

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Viewings

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

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	64	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 