



10 Grosvenor Road, Heaton Moor, Stockport, SK4 4ED

Guide Price £350,000

- No Vendor Chain
- Two Reception Rooms
- Modern Kitchen
- Council Tax Band - C (SMBC)
- Three Bedrooms
- Desirable Location
- Low Maintenance Garden
- EPC rating - TBC

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Joules Estate Agents are pleased to present this three bedroom mid terrace property. Positioned on a most desirable road in the heart of Heaton Moor, the property briefly comprises: entrance hall, living room, dining room and stylish fitted kitchen with access to the rear garden. Staircase ascending to the first floor landing with access to two well proportioned double bedrooms, a third single bedroom, and shower room. Externally there is on street parking with no permit required, whilst the rear reveals a courtyard garden. Located within walking distance to a variety of amenities including; The Savoy Cinema, La Charcuterie and a selection of boutique shops, cafes, bars and restaurants. An ideal property for someone looking to step onto the property ladder.



3



1



2



D

Council Tax Band: C



Ground Floor

Entrance Hall

3'05 x 12'16

Living Room

14'1 x 11'11

Dining Room / Sitting Room

14'6 x 11'8

Kitchen

11'11 x 9'2

First Floor

Bedroom One

17'4 x 11'10

Bedroom Two

12'5 x 11'2

Bedroom Three

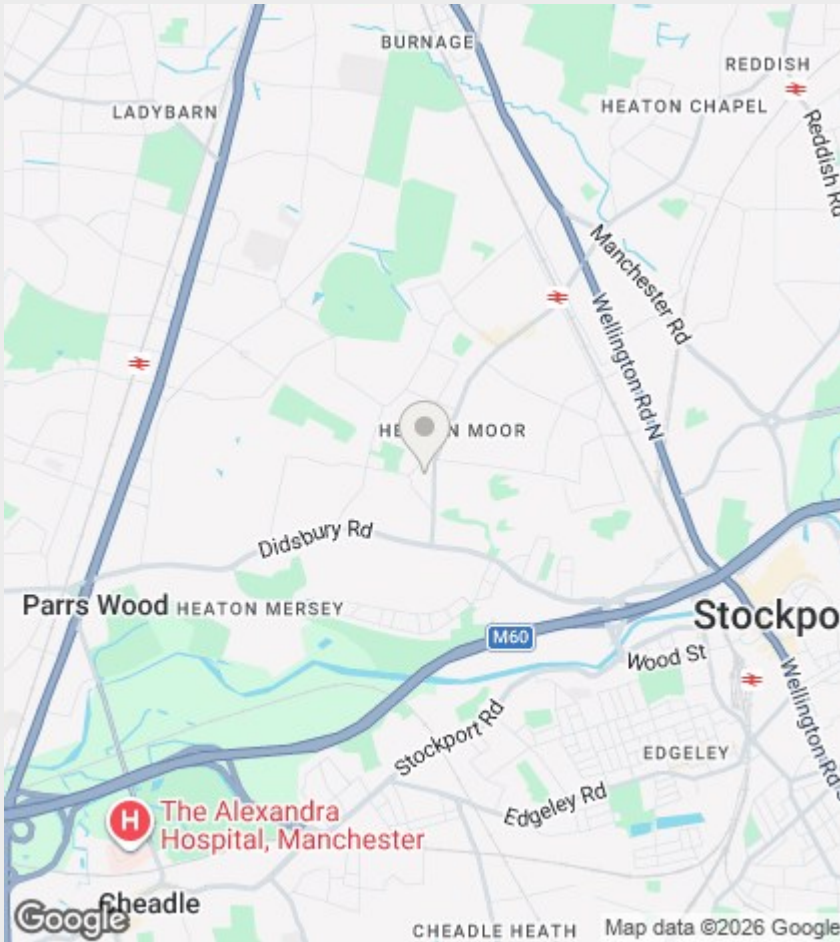
9'3 x 6'6

Shower Room

6'2 x 4'2

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 dimensions, shapes & compass bearings before making any decisions reliant upon them.



Directions

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

