



Ullswater Road | Heaviley | SK1 4NH

EDWARD  
mellor



## Features

- 3 Bedroom Semi Detached
- Large Conservatory
- Available With No Chain
- Lovely Size Lawned Gardens
- Off Road Parking

A well presented 3 bedroom semi detached which is situated in the highly sought after area of Heaviley and enjoys a lovely cul de sac location. The property is being offered For Sale with No Onward Chain so a quick completion can be accommodated and

has been enhanced with a fabulous size, full width conservatory which serves as an additional reception room. In addition, the property stands on a good size plot which offers a lawned garden frontage, paved driveway for off road parking and

excellent size lawned gardens to the rear which are idea for outdoor entertaining The property also benefits from UPVc double glazing and gas central heating and is ideally suited to a First Time Buyer or young family.

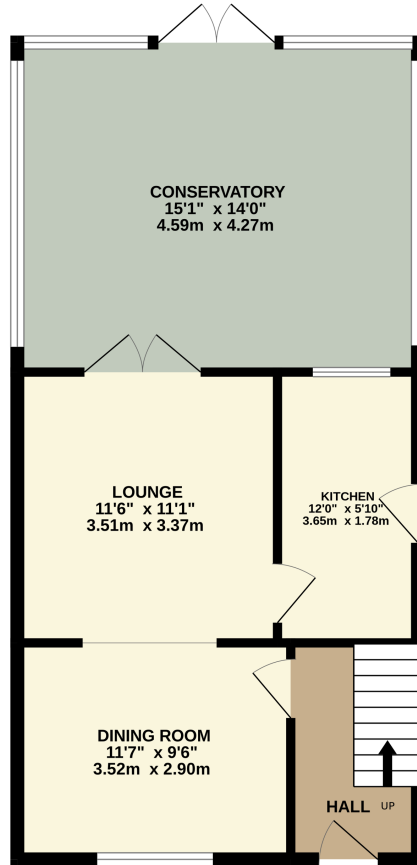


Ullswater Road is a residential cul de sac off Windermere Road and is within close proximity of local shops, excellent schools and good public transport links. The accommodation on offer briefly comprises : Entrance hall with stairs to the first floor, rear lounge and interconnecting dining room, large conservatory with French doors leading to the rear garden and a fitted kitchen. To the first floor, a landing leads to 3 bedrooms (2 with fitted wardrobes) and a 3 piece family bathroom suite.

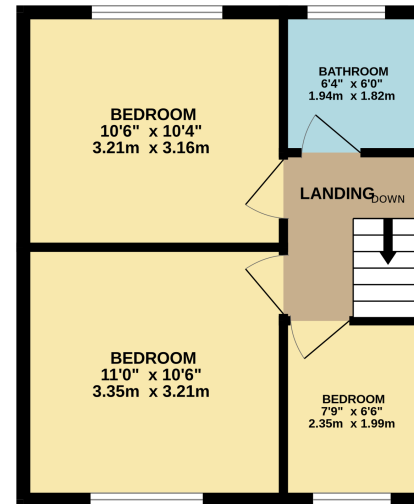
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
588 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.2 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.  
Made with Metropix ©2025

## Important Information

- Council Tax Band: B
- Tenure: Leasehold
- Years Remaining on the Lease : 921 Years

## EPC Rating

182, London Road, SK7 4DQ  
T: 0161 456 6000  
E: [hazelgrove@edwardmellor.co.uk](mailto:hazelgrove@edwardmellor.co.uk)

*The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.*