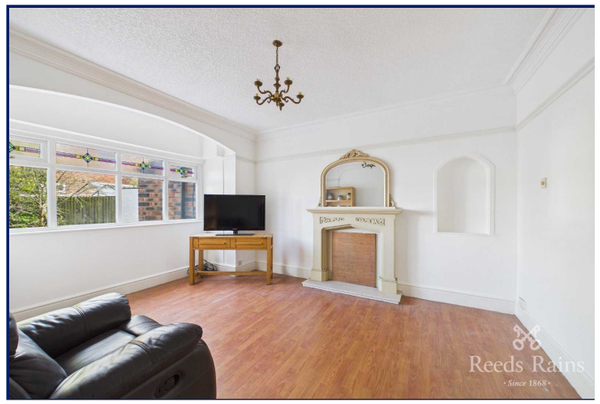
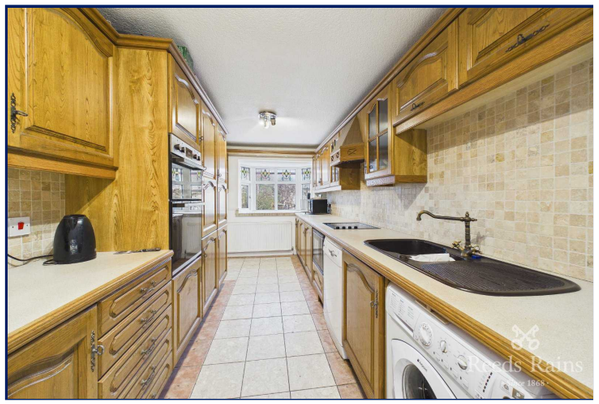
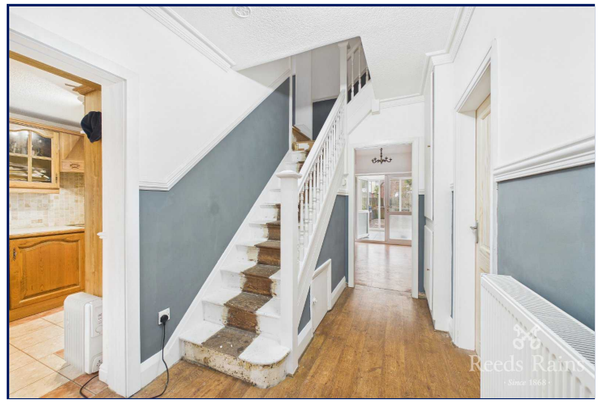
















Heswall Road, Stockport, Greater Manchester, SK5

Offers in the region of:
£485,000 Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Heswall Road, Stockport, Greater Manchester, SK5

Offers in the region of: £485,000 Freehold

Council Tax Band: D
EPC Rating: C

***VIRTUAL TOUR AVAILABLE *** NO ONWARD CHAIN *** A spacious five-bedroom detached family home for sale in a sought-after location, offering three reception rooms, a conservatory, garden, garage, workshop and excellent access to local schools, amenities, parks and transport links to Stockport and Manchester. No Vendor Chain !!

Entrance Porch
Upvc double glazed door to entrance porch. Door to entrance hall.

Entrance Hall
Ceiling light point. Coving to ceiling. Stairs to first floor. Radiator. Doors to Kitchen, dining room and morning room.

Morning Room
11'1" x 7'8" (3.38m x 2.34m)
Ceiling light point. Understairs storage cupboard. Radiator. Upvc double glazed door and window to conservatory. Door to lounge.

Lounge
15' x 12'6" (4.57m x 3.8m)
Upvc double glazed window to rear aspect. Ceiling light point. Coving to ceiling. Radiator. Feature fireplace. Access to the garage.

Dining Room
13'11" x 12'6" (4.24m x 3.8m)
Upvc double glazed bay window to front aspect. Ceiling light point. Radiator. Feature fireplace. Opening to lounge.

Kitchen
15'10" x 7'10" (4.83m x 2.4m)
Kitchen is fitted with a range of eye and base lev el units with complimentary work surface. Composite sink and drainer unit. Tiled splash backs. Built in electric oven, hob and overhead extractor hood. Upvc double glazed window to front aspect. Door to utility room.

Utility Room
7'4" x 7'10" (2.24m x 2.4m)
Upvc double glazed door to side aspect. Upvc double glazed window to rear aspect. Door to morning room. Ceiling light point.

Conservatory
15'8" x 7'10" (4.78m x 2.4m)
Upvc double glazed windows and door to rear garden.

Landing
Ceiling light point. Loft access. Doors to all first floor rooms.

Bedroom One
15'3" x 11'2" (4.65m x 3.4m)
Upvc double glazed bay window to front aspect. Ceiling light point. Radiator.

Bedroom Two
11'7" x 13'7" (3.53m x 4.14m)
Upvc double glazed window to rear aspect. Ceiling light point. Radiator.

Bedroom Five
10'2" x 7'8" (3.1m x 2.34m)
Upvc double glazed window to front aspect. Ceiling light point. Radiator. Fitted wardrobes.

Bedroom Four
8'7" x 8' (2.62m x 2.44m)
Upvc double glazed window to rear aspect. Ceiling light point. Radiator.

Bedroom Five
8' x 11'7" (2.44m x 3.53m)
Upvc double glazed window to front aspect. Ceiling light point. Radiator.

Annex
26'8" x 9'3" (8.13m x 2.82m)
Upvc double glazed windows and doors to front and rear aspects. Inset ceiling spot lights.

Exterior
Gated access to carport. Gated access to paved garden front with access to storage room and gated access at the side to the 2nd driveway.

Buyer Information
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



For full EPC please contact the branch.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.