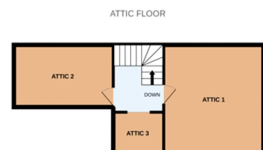
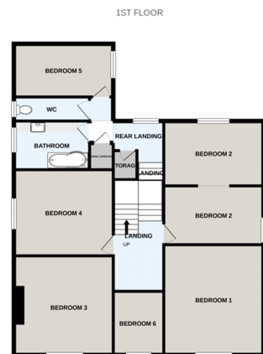
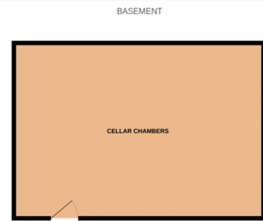




**40 Sandy Lane, Heaton Norris, Stockport, Cheshire  
SK5 7NZ**



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.  
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**Services (Not tested)**  
Mains electricity, gas and water

**Local Authority**  
Stockport Borough Council

**Tenure**  
To Be Advised

**Postcode**  
SK5 7NZ

**Possession**  
Vendor In Occupation

**Viewing**  
By appointment only. For further information, particulars to view please contact a member of staff at Harvey Scott.

**Mortgage Information**  
Our financial advisor will be informed of all offers made. He has vast experience in all areas of financial services including mortgages, insurance etc. The mortgage advice given is completely independent, and may well save you money and speed up the whole sales transaction.

Written quotations are available on request.

**Free valuations on request.**

- **Grade II Listed Large Historic Detached Property**
- **In Need of Full Refurbishment**
- **Four Reception Rooms/Utility/Kitchen/Diner**
- **Sold with No Onward Vendor Chain**
- **Six Bedrooms to First Floor and Three Attic Rooms to Second**
- **Ample Cellar Chamber Space with Internal & External Access**
- **This property sits on XXX Acres of land**

**£ 470,000**

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Misdescriptions Act 1967. These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of any offer or contract - services and appliances referred to have not been tested, and cannot be verified as being in working order. Furthermore you should seek confirmation from a solicitor in respect of moveable items described in the sales particulars, that they are in fact included in the sale. All dimensions, description and photographs are for guidance only and are not a complete representation of the property, reference to condition and necessary permissions for use of occupation and other details are given without responsibility, we advise that any intending purchasers or tenants should satisfy themselves by inspection or other means you may have. No person in the employment of Harvey Scott Ltd has any authority to make or give any representation or warranty whatsoever in relation to the property.

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Harvey Scott are pleased to bring to the market this stunning large historic detached Grade II Listed building which is in need of full refurbishment and is ideal for buyers/investors alike. The property in brief comprises of entrance porch leading through to hallway with access to reception room one, reception room two, reception room three, kitchen/diner, rear hallway, cellar chambers, utility room, reception room four and rear garden. To the first floor there is a split level landing which provides access to bedroom, two, bedroom five, storage cupboard, airing cupboard, large bathroom with separate WC, the front landing provides access off to bedroom one, bedroom three, bedroom four and bedroom six, staircase to second floor landing. The second floor landing provides access off to attic room one, two, and three. Externally to the left hand side, the property benefits from ample driveway parking with a car port plus access to the cellar chamber. And to the rear and right hand side of the property there is a sufficiently sized L-shaped garden offering lots of options and further potential for development to include an entry access and an exit access from both right and left hand side, subject to planning.

. This property is sold with no onward vendor chain and viewings are essential to appreciate this property.

Location

Heaton Norris is a close distance of the town centre of Stockport , Heaton's, Reddish and Manchester. The local schools cater for children of all ages, with the colleges and Higher Education centres being only a short journey away. The location is served by three train stations, South and North Reddish as well as Heaton Chapel train station.

There is easy access to the local M60 which provides access to all major motorways including the M56 and M6 as well as providing access to Manchester International Airport. The property is also only a short drive from the A6 to Manchester or Stockport

Ground Floor

**Entrance Porch**  
9' 8" x 6' 9" (2.95m x 2.06m) Max. Original tiled flooring, ceiling light with cornice, coving leading off to hallway.

**Hallway**  
22' 4" x 6' 9" (6.81m x 2.06m) Max. Original tiled flooring, power points, gas central heating radiator, coving, coat hangers, ceiling light leading off to reception room one, open plan to reception room two, reception room three, kitchen/diner, stairs to first floor landing, under stairs door leading to cellar, door to rear hallway, utility room, downstairs WC and reception room four. Daylight view from the first floor feature window extending over two levels.

**Reception Room One**  
18' x 15' 6" (5.49m x 4.72m) Max. Window to front and side elevations, power points, picture rail, centre ceiling light with cornice, coving, door to hallway and double folding doors to reception room two.

**Reception Room Two**  
20' 7" x 14' 9" (6.27m x 4.50m) Max. Window to side elevation, centre ceiling light with cornice, coving, power points, picture rail, gas fireplace, doors leading out to greenhouse.

**Reception Room Three**  
15' 3" x 13' 8" (4.65m x 4.17m) Max. Window to front elevation, power points, picture rail, coving, gas fireplace and gas central heating radiator.

**Kitchen/Diner**  
15' 3" x 14' (4.65m x 4.27m) Max. Window to side elevation, centre ceiling light, gas central heating radiator, power points, coving. Wall and base units, stainless steel sink with mixer tap and double drainer, space for fridge/freezer, space for cooker, access to hallway, rear hall, utility room, downstairs WC and reception room four.

**Utility Room**  
9' 7" x 13' 5" (2.92m x 4.09m) Max. Window to side elevation, gas central heating radiator, power points, space and plumbing washing machine, space for dryer, stainless steel sink with drainer and hot and cold tap, ceiling lights, ceiling clothes dryer leading off to separate WC, storage cupboard, rear hall and reception room four.

**Downstairs WC**  
**Rear Hall**  
9' 3" x 7' 6" (2.82m x 2.29m) Max. Window to rear elevation, ceiling light, door to cellar, door to hallway, coat hangers and door to garden.

**Reception Room Four**  
11' 5" x 13' 3" (3.48m x 4.04m) Max. Ceiling tube light, ceiling light, gas central heating radiator, window to side elevation, power points, fireplace and door to side elevation.

**First Floor**  
**Landing (Rear)**  
13' 6" x 7' (4.11m x 2.13m) Max. Stairs leading to bedroom two, storage cupboard, airing cupboard/laundry room, bathroom, separate WC and bedroom five. Daylight view from feature window extending over two levels.

**Bedroom Two**  
12' 1" x 14' (3.68m x 4.27m) Max. Window to side and rear elevations, gas central heating radiator, power points, ceiling light, coving, door to rear landing, door to front landing and door leading into bedroom one.

**Storage Cupboard**  
4' 9" x 3' 2" (1.45m x 0.97m) Max. Light.

**Water Tank/Laundry Room**  
5' 7" x 3' 1" (1.70m x 0.94m) Max. Water tank, light and shelving.

**Bathroom**  
10' x 9' 3" (3.05m x 2.82m) Max. Window to side elevation, ceiling light, wall lights. Fitted with base units, sink with hot and cold tap, bath, gas central heating radiator, partially tiled walls

**Separate WC**  
9' 9" x 4' 3" (2.97m x 1.30m) Max. Window to rear elevation, gas central heating radiator, WC, ceiling light.

**Bedroom Five**  
11' 7" x 13' 1" (3.53m x 3.99m) Max. Window to side elevation, ceiling light with cornice, gas central heating radiator and power points.

**Landing (Front)**  
Provides access off to bedroom one, bedroom six, bedroom three, bedroom four and staircase to second floor landing.

**Bedroom One**  
18' x 15' 1" (5.49m x 4.60m) Max. Window to front and side elevations, gas central heating radiator, power points, two ceiling lights and access through to bedroom two.

**Bedroom Three**  
13' 5" x 13' 9" (4.09m x 4.19m) Max. Window to front elevation, gas central heating radiator, power points, two ceiling lights, fireplace and coving.

**Bedroom Four**  
13' 8" x 13' 8" (4.17m x 4.17m) Max. Window to side elevation, two ceiling lights, coving, sink and gas central heating radiator.

**Bedroom Six**  
Window to front elevation, power points, ceiling light.

**Second Floor**  
**Landing**  
20' 3" x 7' (6.17m x 2.13m) Max. Overlooking the first floor rear landing it leads off to attic room one, two and three

**Attic Room One**  
19' x 14' 2" (5.79m x 4.32m) Max. Window to side elevation.

**Attic Room Two**  
16' 5" x 8' 9" (5.00m x 2.67m) Max. Window to side elevation, ceiling light.

**Attic Room Three**

Cellar

Chambere One

External

**Front and Side**  
To the front of the property there is gated access with a pathway and garden leading to the front door. And to the left hand side there is a large driveway with ample parking space and a car port, plus access to cellar chamber.

**L -Shaped Rear Garden**  
To the rear and right hand side of the property there is a sufficiently sized L-shaped garden offering lots of options and further potential for development to include an entry access and an exit access from both right and left hand side, subject to planning.

