



**9 Musden Walk, Heaton Chapel, Stockport, Cheshire
SK4 5NP**



Services (Not tested)

Local Authority
Stockport Borough Council
Band A

Tenure

Postcode
SK4 5NP

Possession
Unknown

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.

- Well Presented Mid Terrace Property
- Recently Refurbished, Three Bedrooms
- Through Reception Room and Kitchen Diner
- uPVC Double Glazing and Gas Central Heating
- Gardens To Front and Rear
- Located Close to Transport Links
- Viewings Are Essential To Appreciate This Property
- EPC Rating is E. Available Now!

£ 750.00 PCM

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Harvey Scott are pleased to bring to the market this well presented three bedroom recently refurbished mid terrace property located in Heaton Chapel close to transport links. The property in brief comprise of entrance porch, staircase leading to first floor accommodation, through reception room, kitchen open plan diner, access to rear garden and access to additional front porch. The property benefits from gas central heating as well as uPVC double glazing and externally has a front and rear garden. This property is available now and viewings are essential to appreciate.

Location

The property is situated on the fringes of the Heaton's and Reddish close to a parade of shops fronting Wellington Road North (A6) at its intersection with School Lane (B5169). Heaton Chapel train station is approximately 0.8 miles of the subject property which allows easy access to both Manchester and Stockport centres.

Directions

SAT NAV: SK4 5NP

Ground Floor

Entrance Porch

uPVC Double Glazed door, GCH, Centre Ceiling light, leading off to reception room one.

Though Reception Room

Laminate wood flooring, uPVC double glazed window to front and rear elevation, two gas central heating radiators, power points, two ceiling lights, gas fireplace, leading off to kitchen diner.



Additional Image Below



Kitchen/Diner

17' 8" x 11' 2" (5.38m x 3.40m)Max
Laminate wood flooring, uPVC double glazed window to rear elevation, gas central heating radiator, power points. Fitted with a wide range of wall and base units, stainless steel sink with drainer and mixer tap, electric oven with 5 ring gas hob and extractor fan above. Space and plumbing for washer/dryer, space for fridge/freezer. Meters and fuse box inset into cupboard, under stairs cupboard and access to porch with door to front elevation.



Additional Image Below



First Floor

Landing

Centre ceiling light, power points. Leading off to Bedroom one, bedroom two, bedroom three, storage cupboard and family bathroom.

Bedroom One

uPVC Double glazed window to front elevation, gas central heating radiator, power points, ceiling light and storage cupboard.



Bedroom Two

uPVC window to rear elevation, gas central heating radiator, power points, ceiling light.



Bedroom Three

10' 9" x 6' 4" (3.28m x 1.93m) Max.
uPVC double glazed window to front elevation, gas central heating radiator, power points, ceiling lights.



Bathroom

uPVC Double glazed frosted window to rear elevation, five ceiling spotlights, fully tiled walls. Fitted with a three piece suite in white comprising of low level WC , wash hand basin, bath with shower, heated towel rail.



External

Rear Garden

Lawned area with pathway leading off to bottom of garden. The garden is surrounded by wood panelled fencing with borders and bedding plants.



Front Garden

The front garden has pebbles with a pathway leading to front door and access to rear of property via a shared ginnel.



View from Rear Below

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
Current	Potential		Current	Potential	
(92 to 100)	A		(92 to 100)	A	
(81 to 91)	B		(81 to 91)	B	
(69 to 80)	C	79	(69 to 80)	C	75
(55 to 68)	D	55	(55 to 68)	D	
(39 to 54)	E		(39 to 54)	E	48
(21 to 38)	F		(21 to 38)	F	
(1 to 20)	G		(1 to 20)	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland			England, Wales & N.Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		