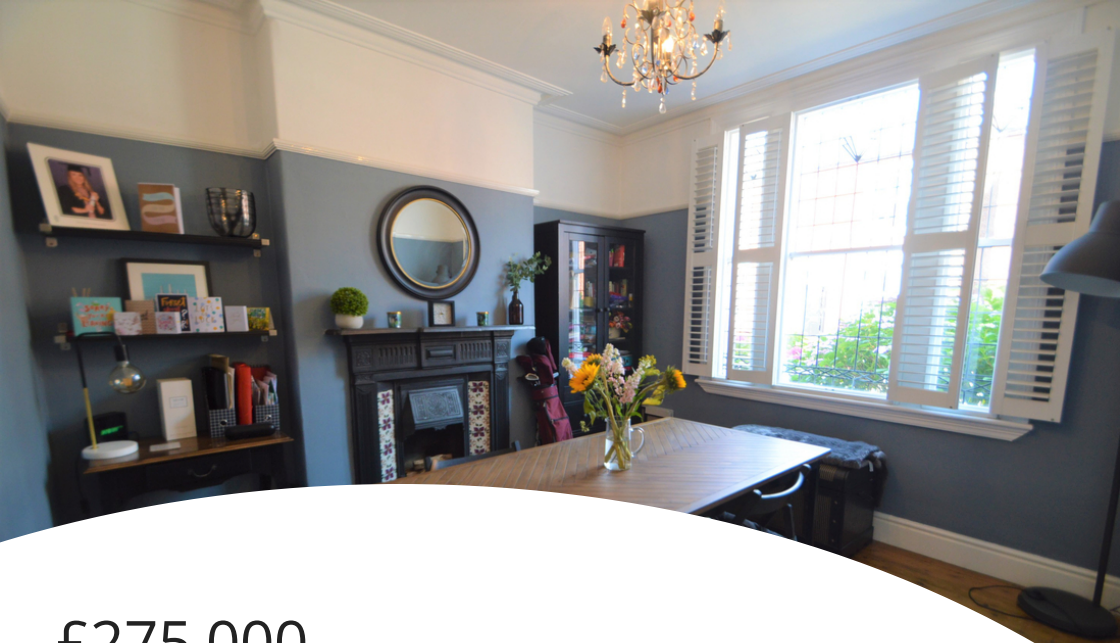




Countess Street, Heaviley,  
Stockport, Cheshire. SK2 6HB







£275,000

Freehold

Harvey Scott are pleased to bring to the market this three bedroomed semi detached property, situated in the popular and convenient location in Heaviley, close to local amenities and transport links. The property in brief is fitted with period features throughout and comprises of an entrance hallway with stairs to first floor landing, leading to reception room one, reception room two leading through to kitchen, giving staircase access to cellar chamber. The cellar chamber is dry and useful for storage. The first floor landing provides access to Bedroom one, Bedroom two, Bedroom three and Family Bathroom. The property benefits from gas central heating and is favoured with sash windows throughout, maintaining its period style features. Externally, the property's front yard is enclosed with original brick wall, mature trees and shrubbery, gate leading up steps to the front door. To the rear, there is a beautifully well maintained private garden, assisted with a sun trapped seating area. Viewings are essential to appreciate this property.







## GROUND FLOOR

### Entrance Hallway

3' 2" x 15' 04" (0.97m x 4.67m) Max. Single glazed patterned glass above entrance door leading into hallway with original wooden flooring, ceiling light with decorative rose, coving, dado rail, gas central heating radiator, power points, stairs to first floor landing door to reception room one and two.

### Reception Room One

11' 0" x 12' 1" (3.35m x 3.68m) Single glazed sash window to front elevation fitted with shutter blinds, ceiling light with decorative rose, coving, picture rail, gas central heating radiator, power points, gas fire with tiled surround, original wooden flooring throughout.

### Reception Room Two

11' 7" x 14' 3" (3.53m x 4.34m) Max. Single glazed sash window to rear elevation, ceiling light with decorative rose, coving, picture rails, gas central heating radiators, power points, TV point, built-in storage cupboard and shelving, gas fire with tiled fireplace leading through to kitchen.

### Kitchen

9' 1" x 10' 2" (2.77m x 3.10m) Max. Single glazed sash window to side elevation, tiled flooring, ceiling light, power points, gas central heating radiator, partly tiled walls and splash back. Fitted with a range of wall and base units with wooden countertops, integrated four ring gas hob and oven with overhead extractor fan. Combi boiler inset into storage cupboard, space and plumbing for washing machine, space for fridge/freezer, stairs to cellar and wooden door leading out to rear garden.

## CELLAR

### Chamber

14' 6" x 12' 0" (4.42m x 3.66m) Max. Steps down to chamber, power, lighting and plumbing, gas and electricity meters.

## FIRST FLOOR

### Landing

5' 0" x 14' 9" (1.52m x 4.50m) Max. Dado rails, ceiling light, loft hatch, power points, built-in storage cupboard leading off to bedroom one, bedroom two, bedroom three and bathroom.

### Bedroom One

14' 6" x 12' 0" (4.42m x 3.66m) Max. Two single glazed patterned glass sash windows to front elevation, ceiling light, picture rails, gas central heating radiator, power points, TV point and feature fireplace.

### Bedroom Two

9' 2" x 14' 3" (2.79m x 4.34m) Max. Single sash window to rear elevation, ceiling light, dado rail, power points, gas central heating radiator, feature fireplace and built-in wardrobes.

### Bedroom Three

6' 3" x 7' 0" (1.91m x 2.13m) Max. Single glazed sash window to side elevation, ceiling light, gas central heating radiator, power points and dado rail.

### Bathroom

8' 9" x 9' 4" (2.67m x 2.84m) Max. Single glazed frosted sash window to rear elevation, four ceiling spot lights, partly tiled walls, laminate wooden flooring. Fitted with a three piece suite comprising of low level WC, wash hand basin, free standing oval shaped bath, with overhead shower attached to wall.

## EXTERNAL

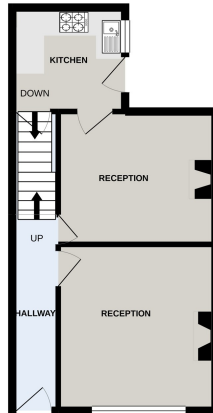
### Front Garden

Brick built wall, mature bushes for privacy, wrought iron gate, steps leading to front door.

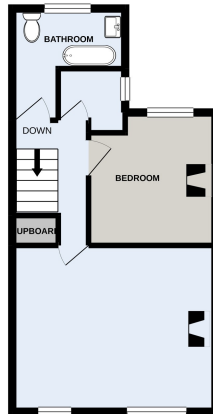
### Rear Garden

Stone paving, outside tap, security light, flower beds, gravelled area, mature trees and shrubbery, grey decked area for outdoor seating, enclosed with wood panel fencing and brick walls.

GROUND FLOOR



1ST FLOOR



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 ©2021



Davenport

0161 483 4444

davenport@harveyscott.co.uk