



2 Grosvenor Road
Heaton Moor, Stockport, SK4 4ED

-
-
-
-

Guide Price £250,000
EPC Rating '56'



Property Description

CHALLENGING TIMES WITH A HUGE REWARD

This three double bedroom end terrace, nestling in the heart of Heaton Moor has a chequered past and a truly exciting future. Like a lot of period properties, dating back to the start of the century, when it was surveyed by the Halifax for our clients mortgage evidence of historic settlement was identified.

Over the years our client considered whether it was ongoing movement or indeed as described by the surveyor. Two structural reports in 2005 & 2010 come firmly down on the side of settlement. So, our client has carried out some appropriate work over the years to drains and wall ties to ensure that is how it remains.

It is also a home that needs modernising and that has been reflected in the asking price thus giving a huge potential reward for the eventual buyers.

After consultations with our client, priority will be given to buyers with cash resources.

THE ACCOMMODATION COMPRISES

L SHAPED HALL

10' 4" x 3' 2" (3.15m x 0.97m) Measurement widens to 5'11" x 11'10" (across staircase)

Picture rail. Under stairs storage cupboard. Spindle balustrade staircase. Single panel radiator.

LOUNGE

15' 5" x 11' 10" (4.7m x 3.61m) Measurement reduces to 12'6"

Chimney breast with exposed brickwork. Picture rail. Cornice detail. Double panel radiator. UPVC double glazed patio doors leading to rear garden with skylight above.

DINING ROOM

14' 2" x 11' 10" (4.32m x 3.61m) Measurement reduces to 11'7"

Cast iron fireplace. Picture rails and cornice detail. Built in cupboards. Laminate flooring. Double panel radiator. UPVC double glazed window with diamond leaded effect.

KITCHEN

15' 8" x 10' 8" (4.78m x 3.25m) A range of base, wall and drawer units with contrasting worktops. Heat resistant sink with mixer tap. Oven and hob. Vaillant combi boiler.

LANDING

Access to loft

BATHROOM

7' 8" x 6' 1" (2.34m x 1.85m) Panelled bath with Mira mains fed shower above. WC. Pedestal wash hand basin. Linen cupboard. Single panel radiator. Single glazed window.

BEDROOM ONE

13' 6" x 11' 1" (4.11m x 3.38m) Measurement is up to fitted wardrobes. Mirror fronted built in wardrobes. Picture rail. Double panel radiator. 2 x UPVC double glazed windows with diamond leaded effect.

BEDROOM TWO

15' 5" x 11' 10" (4.7m x 3.61m) Single panel radiator. UPVC double glazed window (seals need replacing)

BEDROOM THREE

11' 0" x 9' 4" (3.35m x 2.84m) Single panel radiator. 2 x UPVC double glazed window.

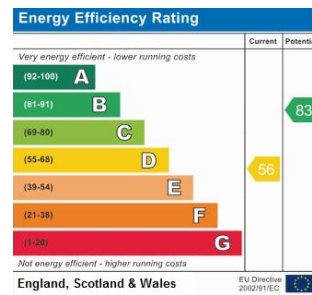
EXTERNAL

REAR

Large yard with boundary wall with brick pavers. Timber shed with light and power.

FRONT
Wall front garden

%imag_c_12_383%



Address:
2 Grosvenor Road

