

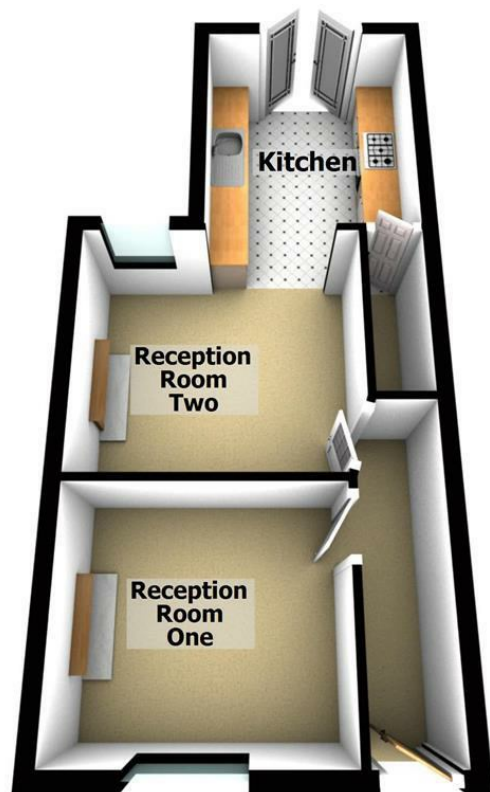


Charles Louis Homes Ltd
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Ramsbottom
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BLO 9HX

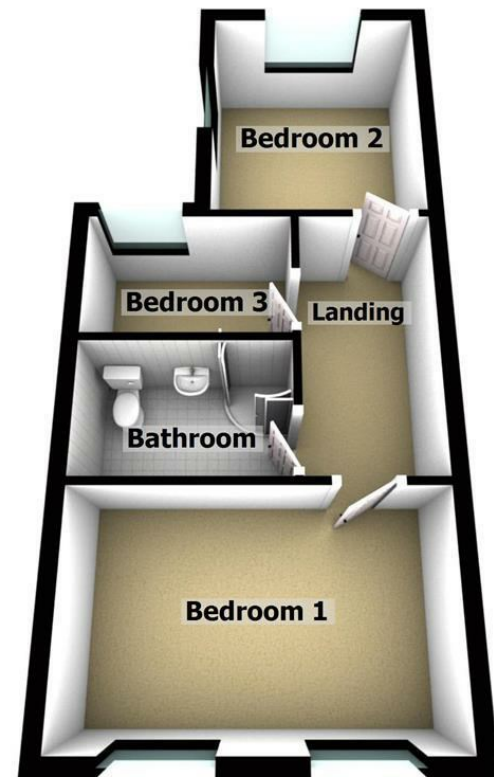
CHARLES LOUIS
HOMES LIMITED

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Ground Floor



First Floor



Directions

From Charles Louis office make your way to the M66 and continue towards the signs for stockport. Continue down the M60 and take the exit A560 for Bredbury. At Portwood roundabout., take the second exit and make your way to Buxton Rd/A6. Continue down the A6 and turn left onto Regent Road and follow the road round and take the first left on to Toronto Rd in Stockport where you will see the property on the right hand side with a For Sale sign outside.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential

4 Toronto Road
Heaviley, Stockport, SK2 6ED
Guide price £220,000



- Three Bedroom Well Presented
- Sold With No Chain
- Modern Fitted Kitchen / Diner
- Garden to Rear

- Period Semi Detached House
- Two Receptions Rooms & Cellar Chamber
- Modern Fitted Bathroom
- Viewing is Highly Recommended

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

4 Toronto Road

Heaviley, Stockport, SK2 6ED

****WELL PRESENTED PERIOD PROPERTY, SOLD WITH NO CHAIN****

Charles Louis Homes are pleased to bring to the market this well presented Three Bedroom Period Semi Detached House located in the popular area of Heaviley in Stockport. The property is ideal for a first time buyer or small family. The property in brief comprises of entrance hallway, reception room one, reception room two with open plan kitchen diner and integrated appliances, access to rear garden and cellar. To the first floor there are three bedrooms and a modern fitted shower room. The property benefits from some original features and viewing is essential to avoid disappointment.

Entrance Hallway

Original feature coving and decor, laminate wooden flooring, centre ceiling lights, access to reception room one, two and first floor.



Reception Room One

11.2 x 13.9 (3.35m.0.61m x 3.96m.2.74m)

Upvc double glazed window to front elevation, centre ceiling light, gas central heating radiator.



Reception Room Two

11.4 x 12.7 (3.35m.1.22m x 3.66m.2.13m)

Upvc window to rear elevation, access and open plan to kitchen/diner, centre ceiling light, gas central heating radiator, laminate wooden flooring.



Kitchen/Diner

12.2 x 9.1 (3.66m.0.61m x 2.74m.0.30m)

Upvc double glazed double doors leading to rear garden, range of wall and base units in white, laminate gloss worktop, inset sink with mixer tap, integrated oven, 5 ring gas hob with chimney extractor above, free standing fridge and freezer, plumbed and space for washing machine. laminate wooden flooring, x6 inset spot lights, access to cellar.



Cellar

Access for Kitchen with cellar chamber to front of property, centre ceiling light.

Landing

Access to bedroom one, two, three & modern fitted bathroom.

Bedroom One

12 x 14.6 (3.66m x 4.27m.1.83m)

Upvc x 2 double glazed windows to front elevation, gas central heating radiator, centre ceiling light.



Bedroom Two

9.1 x 12.1 (2.74m.0.30m x 3.66m.0.30m)

Upvc double glazed windows to rear and side elevation, gas central heating radiator, centre ceiling light.



Bedroom Three

9.4 x 7.6 (2.74m.1.22m x 2.13m.1.83m)

Upvc double glazed window to rear elevation, gas central heating radiator, centre ceiling light.



Shower Room

9.4 x 5.9 (2.74m.1.22m x 1.52m.2.74m)

Three piece suite in white comprising of low level wc, wash hand basin and walk in corner shower, chrome towel rail, tiled flooring, part tiled walls, inset spot lights.



Rear Garden

Decked area leading off to flagged patio area space for shrubberies and plantings, enclosed with dwarf wall around garden and side gate.



External

Set behind dwarf wall with pathway leading to front door