



Offers Over **£170,000**  
 Belmont Street, Heaton Norris, Stockport, SK4 1QW



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Before you know the value of your home  
 know the value of your estate agent.

Contact us to arrange a free valuation.

Trinity House, Newby Road  
 Hazel Grove, Stockport, SK7 5DA

0161 260 0444  
[sales@warrensonline.co.uk](mailto:sales@warrensonline.co.uk)  
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With NO ONWARD CHAIN, number 55, a TWO DOUBLE BEDROOM freshly decorated mid terrace home is ready when you are!

Situated in Heaton Norris approximately one mile from Stockport Centre. Stockport or Heaton Chapel Train Stations are about a mile away too. The M60 motorway network and bus routes are close at hand too, so you can enjoy easy access to a range of amenities and transportation options. Whether you're looking to explore local shops, cafes, parks or commute to work, this location is convenient.

For the outdoorsy type, Reddish Vale Country Park is less than a mile away.

Arrange a viewing and check out the good size lounge, breakfast kitchen, rear porch and modern downstairs bathroom to the ground floor. To the first floor are two double bedrooms. There is a cellar accessed from the kitchen.

Externally there is a courtyard garden to the rear.

Council Tax Band: A

EPC Band: D

Tenure: Leasehold

Lease remaining: 996 years from May 1888

Ground Rent: £2 per annum

### Ground Floor

**Lounge** - 12' 1" x 12' 5" (3.7m x 3.8m) Double glazed window to the front aspect. Radiator. Cupboards and shelving.

**Breakfast Kitchen** - 12' 1" x 10' 5" (3.69m x 3.18m) Fitted with a range of wall, drawer and base units. Roll top work surfaces incorporate a sink and drainer. Integrated electric oven and gas hob. Space for a fridge freezer and washing machine. Part tiled walls. Vinyl flooring. Door to Cellar.

**Rear Porch** - 5' 1" x 3' 5" (1.57m x 1.06m) Timber glass panelled door leads out to the rear garden. Door to bathroom / W.C.

**Bathroom / W.C.** - 5' 3" x 7' 2" (1.61m x 2.2m) Fitted with a panelled bath with shower over and shower screen. Low level wc and a wash basin. Part tiled walls. Vinyl flooring. Heated towel rail. Double glazed frosted window to the side aspect.

### First Floor

**First Floor Landing** - 2' 9" x 2' 5" (0.86m x 0.74m) Access to both bedrooms.

**Front Bedroom** - 12' 2" x 12' 5" (3.72m x 3.8m) Double glazed window to the front elevation. Radiator. Built in cupboard.

**Rear Bedroom** - 11' 4" x 10' 4" (3.47m x 3.16m) Double glazed window to the rear elevation. Radiator. Built in cupboard. Wall mounted 'combi' boiler.

### Basement

**Cellar** - 12' 4" x 13' 4" (3.76m x 4.07m)

### Exterior

**Garden** - To the rear of the property is a paved courtyard style garden.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

For more details please call us on **0161 260 0444** or send an email to [enquiries@warrensonline.co.uk](mailto:enquiries@warrensonline.co.uk).