



35 & 35a Shaw Road

Heaton Moor, Stockport, SK4 4AG

- Spacious FIVE bedroom Period Property
- Self Contained ONE bedroom Flat
- Garden with Two Double Garages
- NO VENDOR CHAIN

Guide Price £650,000

EPC Rating '61'





Property Description

'SHAW' BET WITH A LEMON TWIST
(Look out for the mortgage subsidy!)

Victorian homes reign supreme in the market place and this 5/6 bedroom end terrace comes with a lemon twist that makes it a 'Shaw' bet.

It offers all the wonderful cubic space and exudes the character that makes these homes ever popular. Equally, it has a converted cellar with separate access to provide either a dependant relatives self contained one bedroom apartment, or joy of joys, a unique income stream to subsidise any potential mortgage payments should you wish to rent it out (forecasted to be £650-£700 pcm).

At ground floor level you have 3 entertaining rooms one represented by a dynamic living kitchen, open to a sun lounge and substantial entertaining room at the front. Upstairs, on the first floor you'll discover 3 double bedrooms and bathroom and on the top floor a mouth watering gabled bedroom with en-suite and yet another double bedroom to complete the above ground picture.



The garden apartment, meanwhile, provides a kitchen diner, separate lounge, double bedroom and bathroom. Outside to the rear there is the prospect of an attractive garden arrangement with existing car parking (investors may consider this area could be assessed by a planning consultant to determine whether it's viable as a small building plot), whilst there is also an outside rear courtyard.

As to the location, let's call this home the hub; next to the primary shopping area and eateries, you are also within walking distance of Heaton Chapel train station. Equally, the motorway, international airport and other transport facilities are on the metaphorical doorstep. The area is also sought after for its excellent schools and recreational facilities.

To simplify matters vacant possession is on offer so no complicated chains. We're 'Shaw' you will want a viewing even if it's just to find out whether there is any gin to go with the lemon twist!

ENTRANCE PORCH

Side entrance porch, semi glazed entrance door.

HALLWAY

Original reed and stained glass window to the side elevation, central heating radiator, decorative arch and coving. Stairs to first floor, doors to lounge and family room



LOUNGE

16' 6" x 10' 0" (5.03m x 3.05m) Maximum Measurements. Spacious room, double glazed windows to the front and side elevation, cast iron fireplace (display) ceiling coving, central heating radiator

FAMILY ROOM/KITCHEN

16' 1" x 16' 8" (4.9m x 5.08m) Spacious open plan room, cast iron fireplace (display) central heating radiator, high level double glazed window to the side elevation, wall mounted Worcester boiler. Open to the sun room and the kitchen.



Kitchen area with a good range of modern units comprising: Bowl and a half single drainer stainless steel sink unit with mixer tap, cupboard below, further base, drawer and eye level units. Schott Ceran five ring hob with stainless steel chimney type extractor over, built in double oven/grill, integrated fridge/freezer and dishwasher. Work surfaces with tiled splashbacks,

SUN ROOM

16' 7" x 9' 4" (5.05m x 2.84m) Full width double glazed windows with patio doors opening onto the rear garden. Three large Velux roof windows, high level double glazed window to the side elevation, central heating radiator, wall





lights

FIRST FLOOR

STAIRS AND LANDING

Open plan balustrade to stairwell, double glazed window to the side elevation, central heating radiator, doors to all first floor rooms, staircase to second floor

BATHROOM

Modern white three piece bathroom suite comprising: Pedestal wash hand basin with mixer tap, low level WC, panelled bath with side mounted mixer tap and Mira shower over, shower screen, central heating radiator, double glazed window with obscure glass to the rear, plumbed and access for an automatic washing machine with built in storage cupboard over.



BEDROOM FOUR

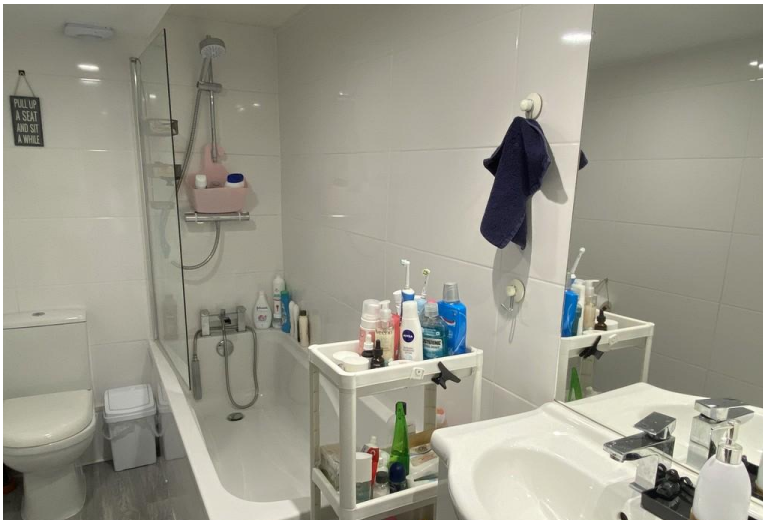
13' 0" x 8' 3" (3.96m x 2.51m) Maximum measurements. Double glazed window to the front elevation, central heating radiator, ceiling coving

BEDROOM THREE

14' 1" x 10' 8" (4.29m x 3.25m) Maximum measurements. Double glazed windows to the side and rear elevation, central heating radiator

BEDROOM FIVE

13' 0" x 7' 9" (3.96m x 2.36m) Double glazed window to the side elevation, central heating radiator, ceiling coving



STAIRS AND LANDING

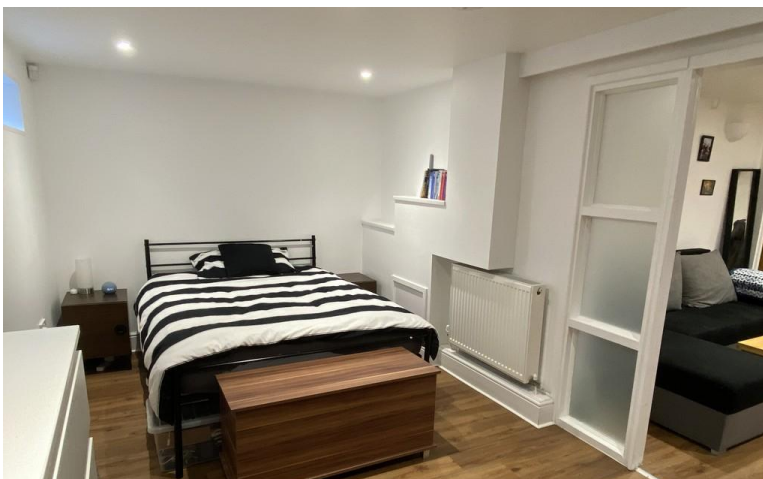
Stairs to second floor with open balustrade, landing with doors to both top floor rooms

BEDROOM ONE

17' 0" x 16' 3" (5.18m x 4.95m) Maximum measurements Large principle bedroom, double glazed window to the rear elevation and two double glazed Velux roof windows. Central heating radiator, stripped and varnished floorboards. Mezanine floor housing JAB water cylinder. Door to ensuite

ENSUITE

Modern white suite comprising: large shower tray with fixed rain-head shower over, shower curtain rail. Low level WC, pedestal wash hand basin, chrome heated towel radiator, double glazed window with obscure glass to the side elevation



BEDROOM TWO

16' 3" x 13' 0" (4.95m x 3.96m) Maximum measurements and restricted head height. Large bedroom, stripped and varnished floorboards, central heating radiator, double glazed windows to the front and side elevation



SELF CONTAINED APARTMENT

Steps down from the front garden leading to private entrance

ENTRANCE

Semi glazed Georgian style entrance door with side panels.

DINING KITCHEN

16' 1" x 12' 8" (4.9m x 3.86m) Maximum measurements. Good sized room with a range of modern fitted kitchen units comprising: Single drainer stainless steel sink unit with mixer tap, cupboard below, further base, drawer and eye level units. Four ring hob with oven below, stainless steel chimney style extractor over. Work surfaces with tiled splashbacks. Under counter recess giving space for a fridge and a freezer. Central heating radiator, inset ceiling downlighting. plenty of space for a table and chairs. Door to storage cupboard housing boiler. Plumbed and access for an automatic washing machine, meter cupboard. Extractor fan

INNER HALL

Double doors to large storage cupboard (former stairs). Door to lounge

LOUNGE

16' 9" x 10' 6" (5.11m x 3.2m) Maximum measurements. Display inglenook, high level double glazed window with obscure glass, central heating radiator, door to inner vestibule, sliding door to bedroom

BEDROOM

15' 4" x 8' 7" (4.67m x 2.62m) Maximum measurements Good sized double bedroom, two high level double glazed windows with obscure glass to rear, further window to side elevation, central heating radiator, inset ceiling downlighting

INNER VESTIBULE

6' 2" x 4' 2" (1.88m x 1.27m) Plynth with work surface over, inset downlighting, door to bathroom

BATHROOM

Modern white three piece bathroom suite comprising @ Panelled bath with waterfall mixer and hand held shower attachment, shower over, shower screen. Low level WC, vanity wash hand basin with waterfall tap, cupboard below. chrome heated towel radiator, tiled walls, inset downlighting, extractor fan

OUTSIDE

GARDENS

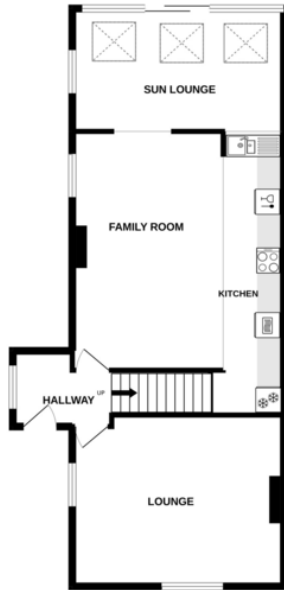
Gardens totalling around 100ft in length. Mature plants and shrubs to three sides, lawned area and crazy paved



SELF CONTAINED
BASEMENT FLAT
663 sq.ft. (61.6 sq.m.) approx.



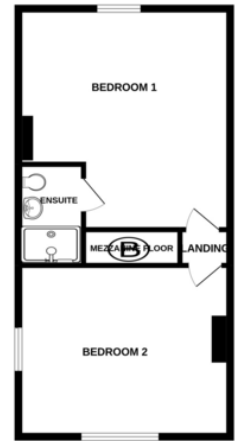
GROUND FLOOR
729 sq.ft. (67.7 sq.m.) approx.



1ST FLOOR
518 sq.ft. (48.2 sq.m.) approx.



2ND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 2428 sq.ft. (225.6 sq.m.) approx.

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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements