

29 Cavendish Road, Heaton Mersey, Stockport, SK4 3DN

John Mellor

JohnMellor

Guide Price £850,000







Simply stunning! This magnificent period semi-detached family home has undergone a comprehensive back-to-brick refurbishment, creating beautifully appointed living accommodation which is sure to impress even the most discerning of buyers. The property has benefited from a number of significant improvements, including a ground-floor extension and cellar extension, providing a dedicated fitness room, together with a complete rewiring, new gas boiler and hot-water system, and replacement windows throughout. The extensions and rewiring were completed in 2018, with the boiler, hot-water system and windows replaced in 2017. The impressive ground-floor extension created a superb kitchen, which is open to the dining room and provides an exceptional space for modern family living. Further accommodation includes a delightful lounge, downstairs cloakroom/WC and a versatile playroom/home office. The extended cellar provides an excellent fitness room, together with additional, highly useful storage areas. To the first floor are four bedrooms and a generous family bathroom, complete with a four-piece suite.



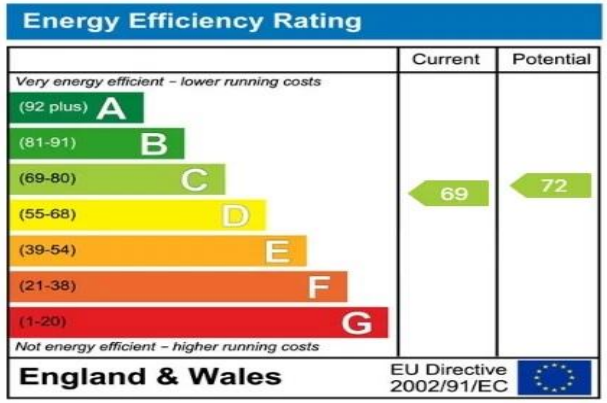


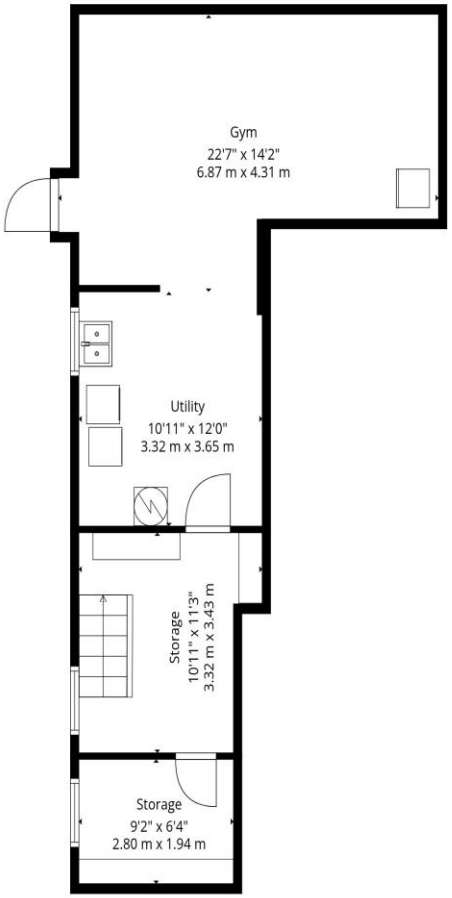


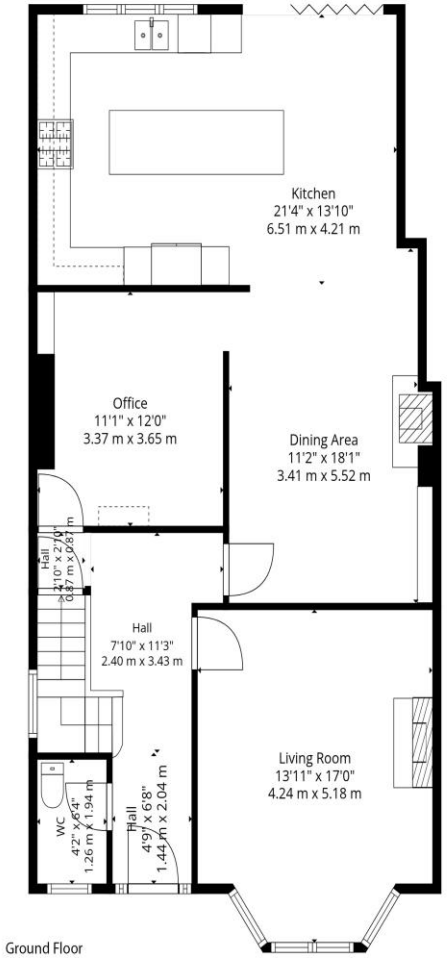
Considerable care has been taken to ensure that the improvements remain sympathetic to the age and character of the property, with a wealth of period-inspired features including elegant cornicing, stained glass, period-style radiators, stripped-back doors and beautifully restored original floorboards. Externally, there is driveway parking to the front, while the stunning rear garden is a particular highlight. Enjoying an easterly aspect, the garden features a substantial lawned area, dedicated play area and fantastic decked terrace, providing an ideal setting for both family life and outdoor entertaining. Cavendish Road is situated within a highly regarded and much sought-after residential area, offering excellent access to a range of local shops and highly regarded schools for all age groups. For commuters, East Didsbury Metrolink and East Didsbury train station are approximately 0.9 and 1.2 miles away, respectively. The region's motorway network is also readily accessible via Didsbury Road, providing convenient connections throughout the North West and beyond. Freehold. Council Tax Band F. A truly exceptional family home which must be viewed to be fully appreciated.

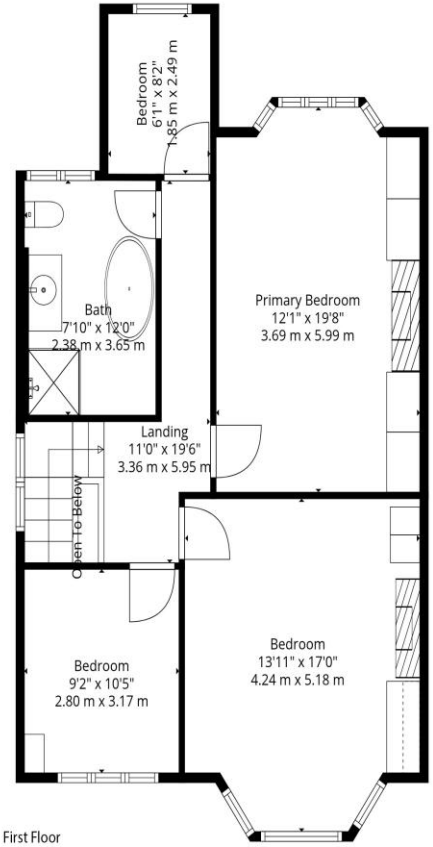












TOTAL: 2117 sq. ft, 197 m2

1st floor: 268 sq. ft, 25 m2, 2nd floor: 1035 sq. ft, 96 m2, 3rd floor: 814 sq. ft, 76 m2
EXCLUDED AREAS: STORAGE: 174 sq. ft, 17 m2, UTILITY: 130 sq. ft, 12 m2, OPEN TO BELOW: 8 sq. ft, 1 m2,
WALLS: 201 sq. ft, 19 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

John Mellor

182 Heaton Moor Road, Heaton Moor,
Stockport, Cheshire, SK4 4DU
Tel: 0161 442 4142
sales@john-mellor.co.uk
www.john-mellor.co.uk

IMPORTANT! These particulars and floor plans are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. The agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order, or fit for purpose. The buyer is advised to obtain verification from their solicitor or surveyor. J273