

For Sale



Stockport

44 Heaton Moor Road, SK4 4NP

Total Area: 4,659 sq ft (433 sq m)

Offers in the Region of: £560,000

Location & Description:

- Heaton Chapel is a popular residential suburb located approximately 4 miles south of Manchester and 2 miles north of Stockport town centre. It is strategically positioned along the A6 corridor, offering direct road access to Manchester and Stockport, and is close to Junctions 1 and 27 of the M60 motorway. Heaton Chapel railway station provides regular services to Manchester Piccadilly in under 15 minutes, making it an ideal commuter location.
- The area features a variety of retail and hospitality offerings, particularly along the A6 and around the station. It forms part of the "Four Heaton" district, known for its vibrant community feel, green spaces such as Heaton Moor Park, and an abundance of independent cafés, bars, and shops.
- Heaton Chapel is home to a mix of traditional housing stock and newer developments, appealing to professionals, families, and first-time buyers. The suburb supports a local population of around 13,000 and benefits from strong demand due to its connectivity and lifestyle appeal.
- The subject property occupies a prominent position just offset from Heaton Moor Road.

Demise:

Ground Floor	1,516 sq ft (140.84 sq m)
Basement	1,145 sq ft (106.37 sq m)
First Floor	1,228 sq ft (114.09 sq m)
Second Floor	770 sq ft (71.54 sq m)
Car spaces	17

Price:

Offers in the region of £560,000.

Tenure:

Freehold with vacant possession.

VAT:

We have been informed by our client that the property is not elected for VAT. Buyer is to make their own investigation.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £41,000.

Date Prepared:

June 2025

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction.

For further information, register interest, request a viewing and stay up to-date with this property please click the image below.

**Contact Us:**

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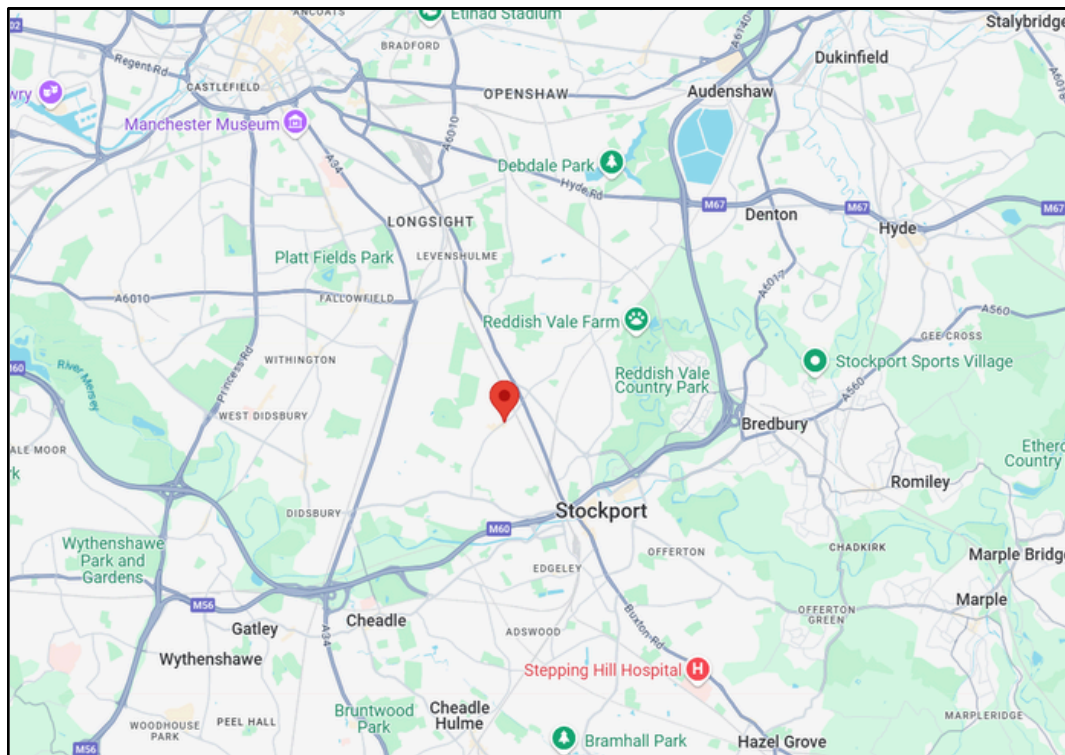
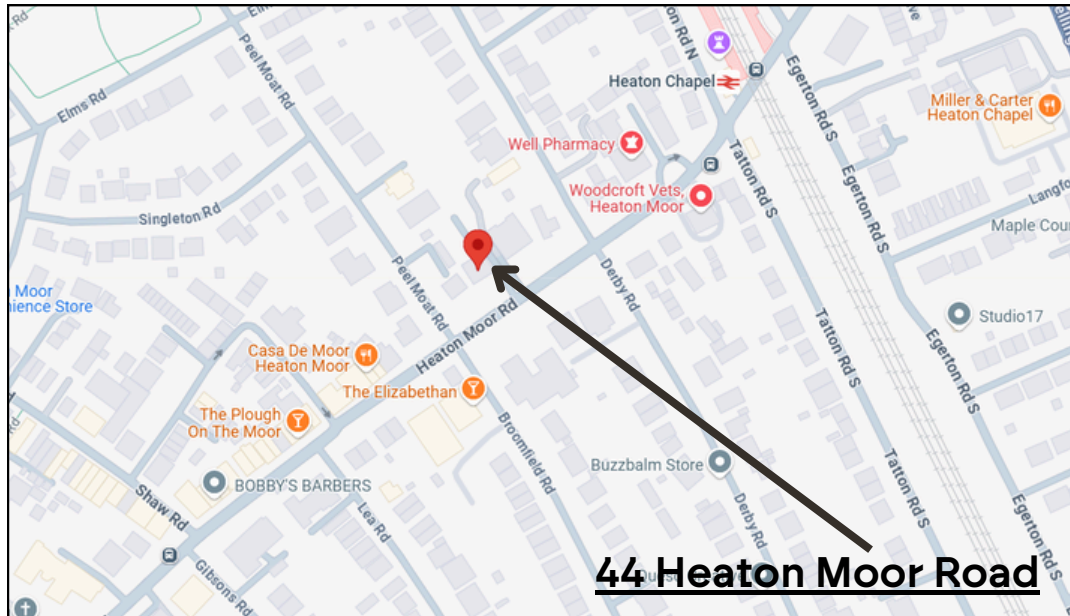
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In partnership with:





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