



Parsonage Road, Stockport,

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 2 |  1 |  1

£260,000



## Property Details

# Parsonage Road, Stockport,

## Key Features

Stunning 2-Bedroom Apartment in Oakburn House, Heaton Moor.

Welcome to this beautifully presented first-floor apartment, located in the prestigious and sought-after Oakburn House, just a short stroll from the vibrant heart of Heaton Moor. With an enviable position, this property offers the perfect blend of peaceful living and proximity to local amenities, including a variety of trendy restaurants, bars, and excellent transport links, including the nearby railway station.

2 Spacious Bedrooms: Generously sized rooms, perfect for relaxation or home offices, with ample natural light and contemporary finishes.

Open-Plan Kitchen and Reception Room: A stylish, spacious area ideal for modern living and entertaining. The kitchen features high-quality appliances and sleek countertops, seamlessly flowing into the living space for a comfortable, relaxed atmosphere.

Beautifully Landscaped Gardens: The property boasts stunning communal gardens, offering a peaceful retreat where you can unwind amidst nature.

Off-Street Parking: making commuting and day-to-day living that little bit easier.

Ideal Location: Within walking distance of Heaton Moor's vibrant bars, restaurants, and cafes. Excellent transport links, including a nearby train station, provide easy access to Manchester and beyond.

Additional Information:

First-floor apartment in a charming period building

Double-glazed windows

Gas central heating

Secure entry system

Service Charge £75pcm

- Beautifully refurbished tow double bedroom apartment
- Fabulous Location in the heart of Heaton Moor
- Lovely modern Kitchen with integrated appliances
- Stunning communal gardens
- Parking
- No onward chain
- Service charge only £75 pcm
- Beautiful period building

## Kitchen Living Room

4.29 x 2.42 extending to 5.07

L shaped Kitchen Living Room fitted with a range of base and eye level units with integrated appliances. Space for table and sofa

## Bedroom One

5.41 x 3.21

Large double bedroom with dual aspect windows making it lovely and bright

## Bedroom Two

5.17 x 3.19

Double bedroom with plenty of space for storage. Could be used as a second reception room or home office.

## Bathroom

2.11 x 1.72

Modern White bathroom suite with shower over bath.

## Anti Money Laundering Checks

Please be advised that, in accordance with legal requirements and to maintain compliance with Anti-Money Laundering regulations, prospective buyers are obligated to undergo AML checks upon acceptance of their offer for the property listed in this brochure.

These AML checks are a mandatory part of the property transaction process and are designed to prevent and detect potential money laundering activities. The cost associated with each AML check is £30 per applicant, and this fee will be charged to the respective individuals undergoing the checks.

Please note that failure to comply with these AML checks may result in delays or complications in the completion of the property transaction.



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## Contact Us



137 Shaw Heath Stockport



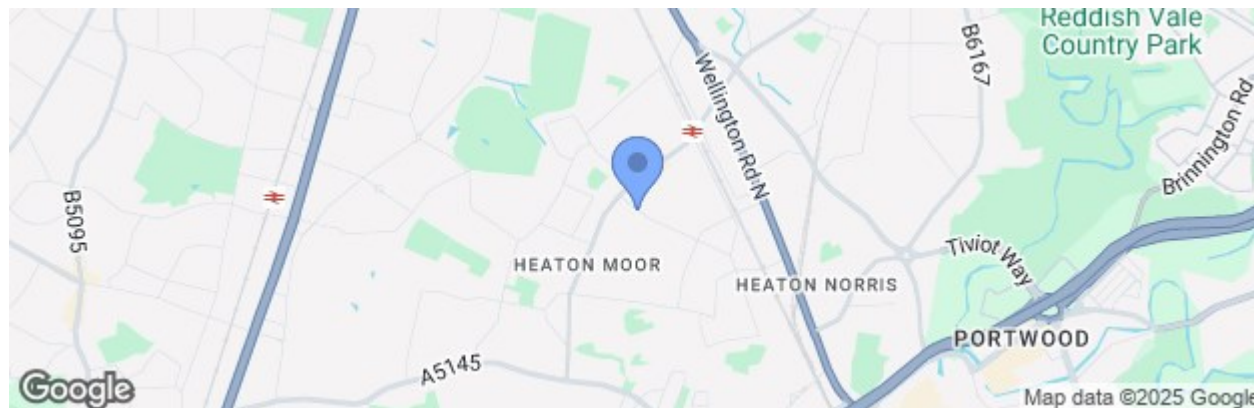
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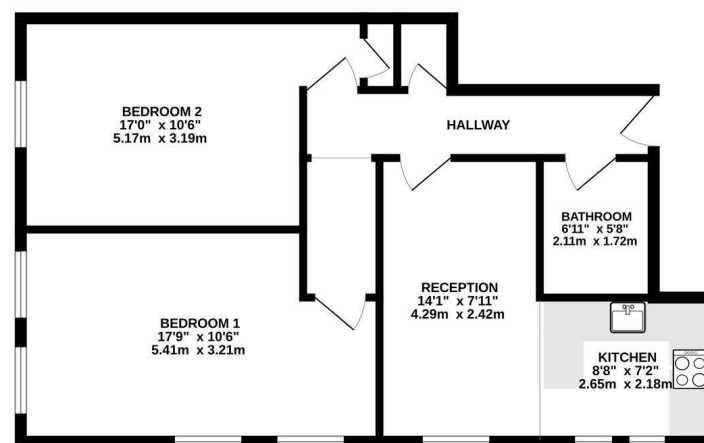
Sales@spencerharvey.co.uk

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OR SEND US A  
MESSAGE



GROUND FLOOR  
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA: 644 sq.ft. (59.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, 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 availability or efficiency can be given.  
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COUNCIL TAX BAND:

B

TENURE:

Leasehold

EPC RATING:

D

LOCAL AUTHORITY:

Stockport