



Harbro House, 14 Clifton Road, Heaton Moor, Stockport
SK4 4DD

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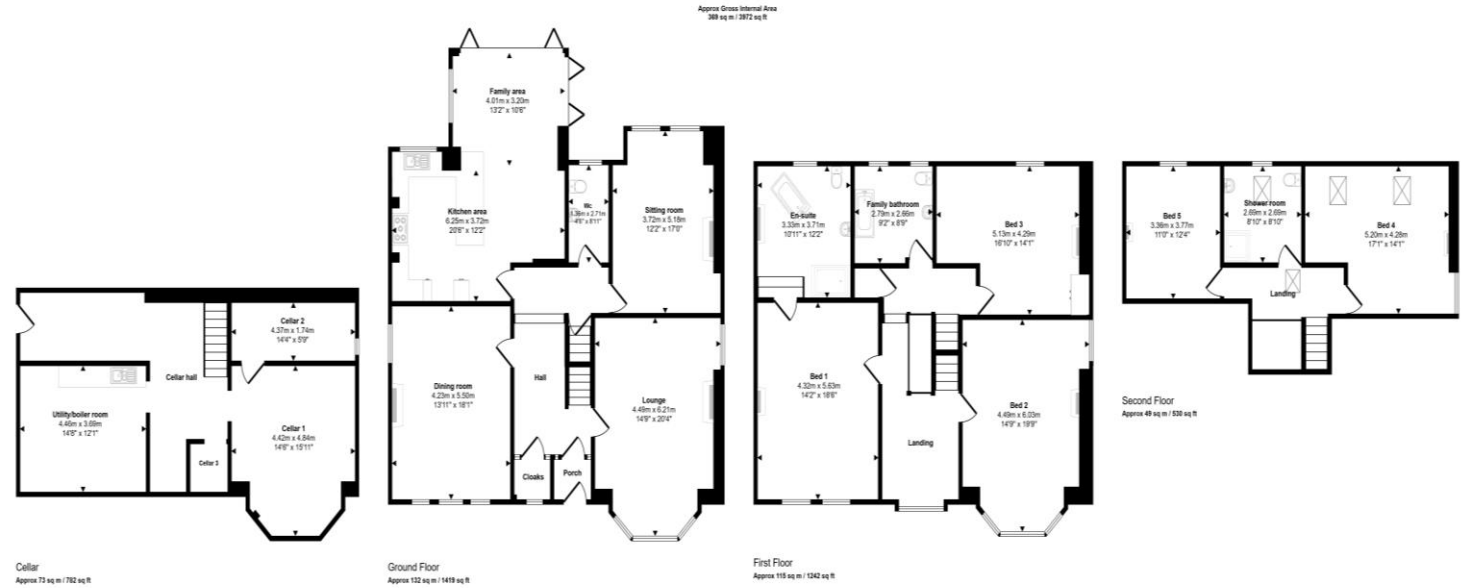
The sale of this stunning detached family home offers potential buyers a very rare and exciting once in a generational opportunity to purchase one of the finest homes in Heaton Moor. Harbro House stands proud on the corner of Clifton Road and Malton Road and occupies a fantastic size plot with garden areas to three sides together with ample off road parking to the front accessed via double opening gates. The property retains much of the charm and character of its bygone era and cleverly combines them with very welcome modern improvements such as underfloor heating in the kitchen extension/living space and en-suite, a state of the art Megaflo water heating system, Bisque designer radiators in the hall, kitchen and bathrooms, there is a Matki shower in the en-suite and the kitchen is fitted with Harvey Jones hand built painted units.



In addition the property was rewired in 2008 and in 2007 there was a new roof reusing and replacing Welsh slate tiles. The main accommodation is laid out over three floors and further benefits from a range of useful cellar rooms used for storage and one is the utility and boiler room. Harbro House also has the benefit of an extra strip of leasehold land to the rear of the garden which could give the option of a second driveway off Malton Road. The property is extremely convenient for local amenities in Heaton Moor including local shops, bars, restaurants, cafes, schools for all ages, sports facilities and the beautiful boutique Savoy cinema. For the commuter Heaton Chapel train station is just a 0.7 mile walk away and operates into both Stockport and Manchester centres. The house and garden are freehold and council tax band G. Must be viewed!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Some of these such as bathroom suites are representations only and may not look like the real items. Made with Magic Drawings 363

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