

23 Niagara Street

Heaviley, Stockport, SK2 6EE



*mosley jarman*





## 23 Niagara Street, Heaviley, Stockport, SK2 6EE

**£270,000**

Nestled in a popular residential area, Niagara Street offers a wonderful blend of period charm and modern living. This beautifully presented two double-bedroom mid-terrace home is ideal for first-time buyers, professionals, or anyone looking to move into a thoughtfully updated and spacious property.

Step inside to discover feature high ceilings throughout, giving an immediate sense of space and light. The modern fitted kitchen comes complete with integrated appliances, including an oven, fridge/freezer, hob, and dishwasher—perfectly designed for both everyday living and entertaining.

Upstairs, you'll find two generously sized double bedrooms. The master bedroom benefits from built-in wardrobes, providing ample storage. The main bathroom is a true showstopper, featuring exposed brick walls, a sleek tiled floor, a walk-in shower, and a luxurious freestanding roll-top bath - a striking mix of industrial chic and classic elegance.

With its attractive features, spacious layout, and stylish finish throughout, this home is ready to move into and enjoy.



- A superbly presented mid terrace home
- Modern fitted kitchen
- Located in a popular residential area
- High ceilings throughout
- Perfect for first-time buyers
- Two double bedrooms
- Character and charm
- UPVC double glazing
- Beautiful landscaped garden





### The Location

Heaviley is a suburban area located in Stockport, Greater Manchester, England. Known for its residential charm, Heaviley features a mix of Victorian and modern housing, offering a quiet yet well-connected community. It lies just south of Stockport town centre, with excellent transport links including nearby railway stations and access to major roads like the A6.

### The Grounds and Gardens

To the front of the property, a charming walled courtyard provides a welcoming approach. At the rear, a well-maintained garden features a patio area, an artificial lawn, and a stone pathway leading to a garden shed, offering excellent storage space.

### Important Information

Heating - Gas central heating (radiators)

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)\*\*

Water Meter - tbc

Leasehold - 960 year term / 877 years remaining / £2 ground rent

Broadband providers - Openreach- FTTC (Fibre to Cabinet). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin Media.

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Mobile providers- Mobile coverage at the property available with all main providers\*. (Some limited indoor coverage).

\*\*Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

\*\*Information provided by GOV.UK

Postcode: **SK2 6EE**

What 3 Words: **open.awards.dating**

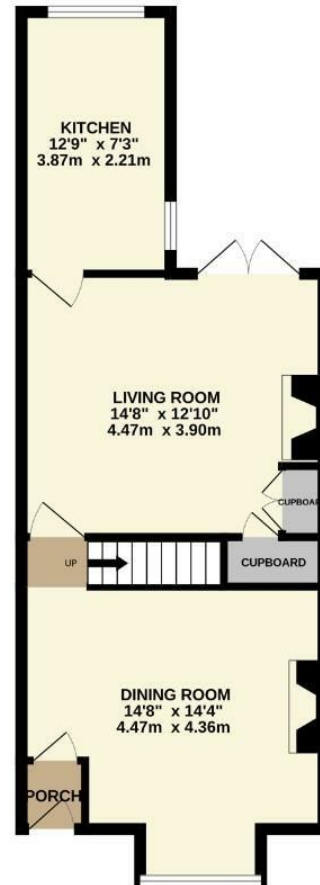
Council Tax Band: **B**

EPC Rating: **D**

Tenure: **Leasehold**



GROUND FLOOR  
489 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA: 959 sq.ft. (89.0 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 misstatement. 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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226 Moss Lane, Bramhall, Cheshire, SK7 1BD

Email: [bramhall@mosleyjarman.co.uk](mailto:bramhall@mosleyjarman.co.uk)

T: 0161 439 5658  
[www.mosleyjarman.co.uk](http://www.mosleyjarman.co.uk)

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