



R E S I D E  
—  
STOCKPORT



46 Stanbank Street  
Heaton Norris, Stockport, SK4 1PX  
**Fixed Asking Price £395,000**



## 46 Stanbank Street

Heaton Norris, Stockport, SK4 1PX

Brand new development featuring 9 stylish three bedroom townhouses, due for completion in Spring 2026.

(4 x Townhouses now reserved - 5 remaining).

Empress Court is a sensitively designed boutique terrace within easy reach of Heaton Norris and Stockport. Less than a mile from Heaton Norris station and Reddish Vale Country Park, and with dozens of schools in proximity, it's the ideal location for families, couples, and individuals alike.

The industrial heritage of Heaton Norris remains in evidence today, and Empress Court takes inspiration from the red brick factories that once stood in this location. With a mix of textures from warm oak to bold black fixtures, the properties provide practical living space with well-thought-out features to create interesting homes you can be proud of.

From the entrance hall, the open plan kitchen and dining space sits to the front of the property. Built-in appliances and cleverly arranged worktops ensure mealtimes are seamless and sociable.

Through to the back of the property is the living area, with bifolding doors leading straight out to your patio and lawned garden, ideal for inside / outside living throughout the seasons. With a downstairs WC under the stairs too, the ground floor is undoubtedly the hub of the home.

The first floor features two equally sized double bedrooms, sharing the family bathroom off the landing, whilst the second floor contains the principal bedroom with en-suite shower room. Additional storage space has been created under the eaves, so you can keep your living space de-cluttered.





### The Location

Empress Court sits just off Manchester Road, north of Stockport. Within easy reach of the A6, M60 and Heaton Norris station, it's ideal for commuters, whilst the proximity to local schools as well as playgrounds and the Reddish Vale Country Park make it perfect for families or those wanting the balance of city living and leisure opportunities.

### The Developer

Views - is a passionate, design-conscious developer with an obsessive attention to detail. We're dedicated to building beautiful properties that work for the people who call them home, in locations that provide opportunities for all walks of life.

### Additional Information

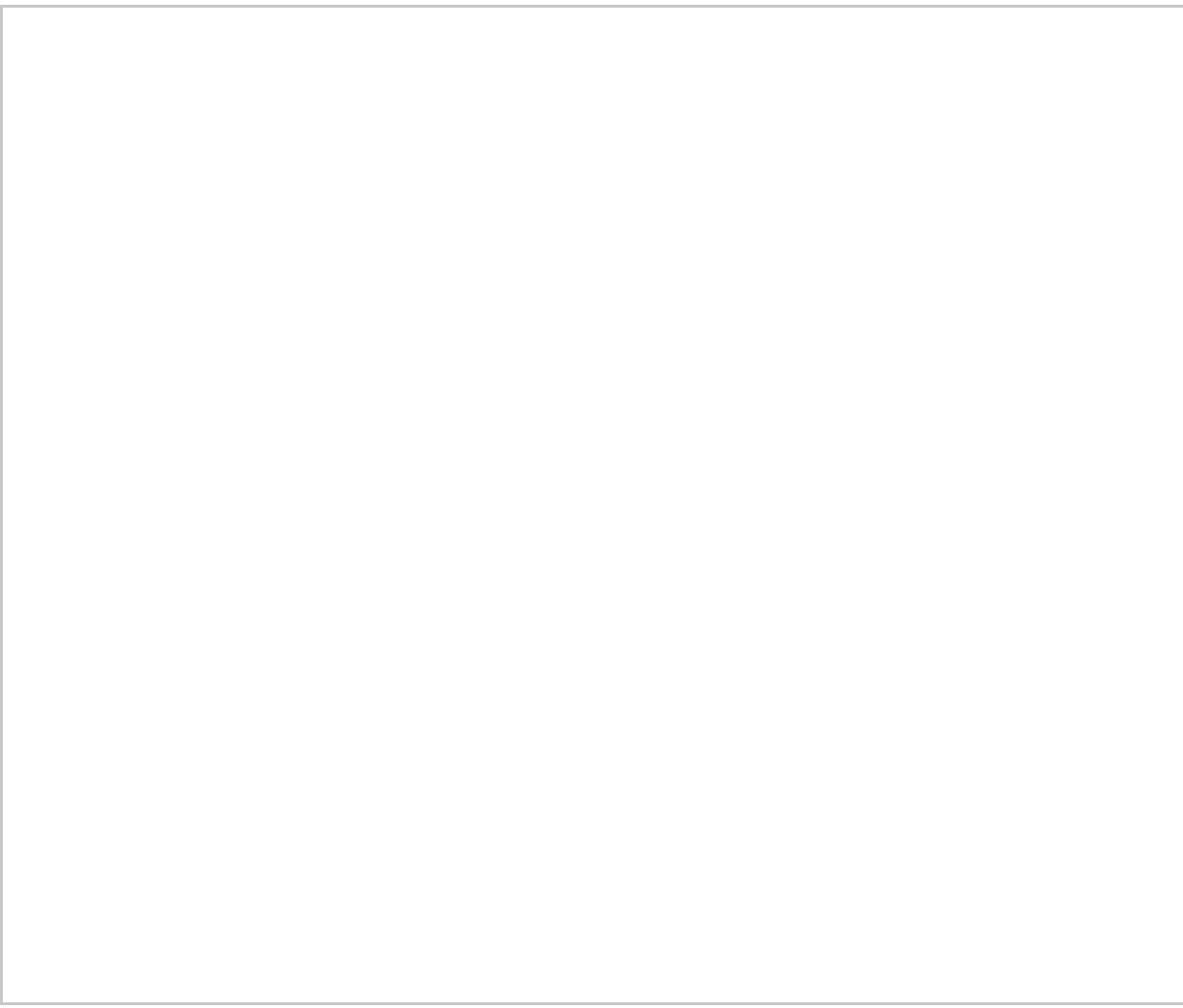
Freehold

Estate charge of £299 per annum

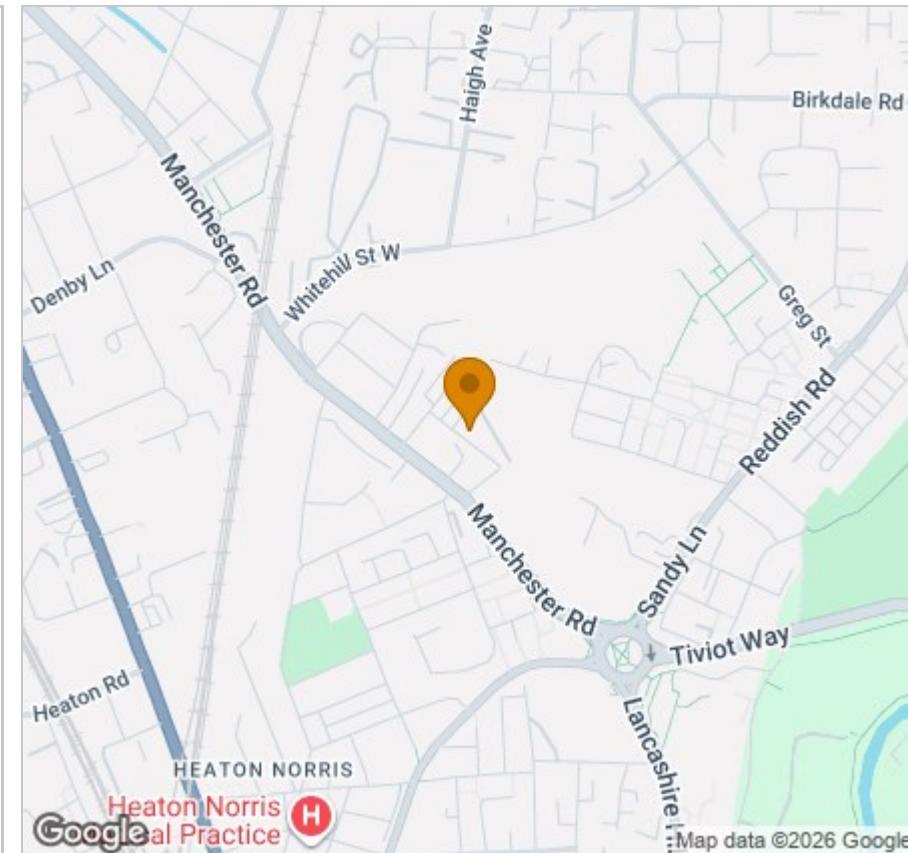
- Brand New Development
- 9 x three bedroom townhouses
- Completion Spring 2026
- Three Bedrooms
- Two Bathrooms
- Private Driveway
- Bifold doors to rear garden
- Superb Specification
- Available to buy off plan
- EPC rating TBC



## Floor Plan



## Area Map



## Energy Efficiency Graph

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## Viewing

Please contact our Reside Stockport Office on 0161 808 0660 if you wish to arrange a viewing appointment for this property or require further information.

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