



1 DERBY RANGE

STOCKPORT, SK4 4AB

£300,000
FREEHOLD

THREE BED DUPLEXMILL CONVERSION*** Jacob Knight Estate Agents proudly presents this exceptional three-bedroom duplex penthouse, located in the iconic mill conversion in the heart of Heaton Moor—a vibrant locale celebrated for its bustling café culture and rich character. This remarkable residence epitomizes urban luxury and elegance. Spanning two thoughtfully designed floors, this deceptively spacious apartment offers a contemporary living experience with classic charm. Located in the sought-after Stockport area of Heaton Moor, it enjoys close proximity to the A6 Stockport Road, a key commuter route connecting Stockport Town Centre to Manchester City Centre. Residents will benefit from a wealth of nearby amenities, including supermarkets, a variety of local shops, cafes, takeaways, and notable landmarks such as NatWest Bank, Heaton Moor Medical Centre, and Co-op Food. A selection of pubs and eateries add to the area's lively atmosphere. Excellent transport links, including frequent bus and train services, provide quick and convenient access to Manchester and Stockport. The availability of numerous nearby schools further enhances its appeal for families. Whether you're looking to invest or envision making this unique space your own, don't miss the chance to view this urban gem. To schedule a viewing, please contact Jacob Knight Estate Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	52	61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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