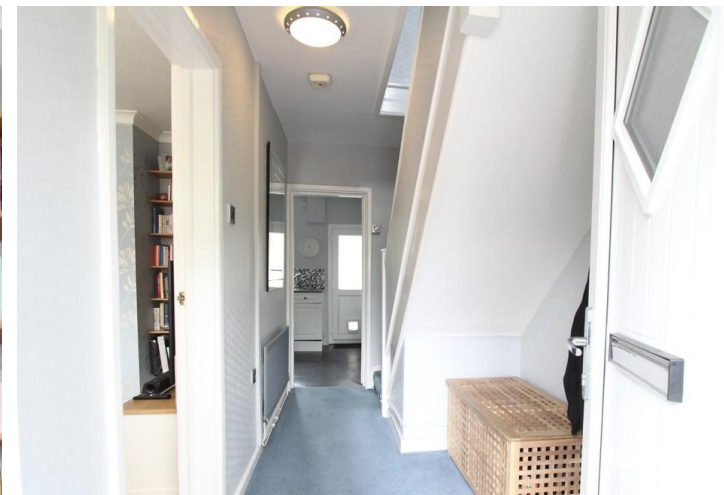




120 Carnforth Road, Heaton Chapel, Stockport SK4 5LH

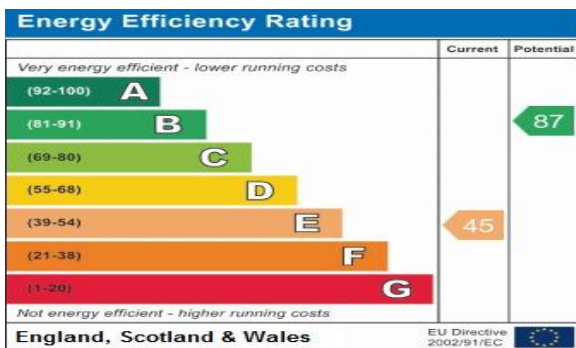
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A beautifully presented two double bedroom mid terrace property situated in a well established part of The Heaton and boasting a most generous delightful rear garden with patio area and substantial lawn. The neatly laid out accommodation is warmed by a gas central heating system with the addition of Upvc double glazing. In brief this charming home comprises, to the ground floor, entrance hall, living room, stylish fitted kitchen opening to the dining room which has French doors to the rear garden.



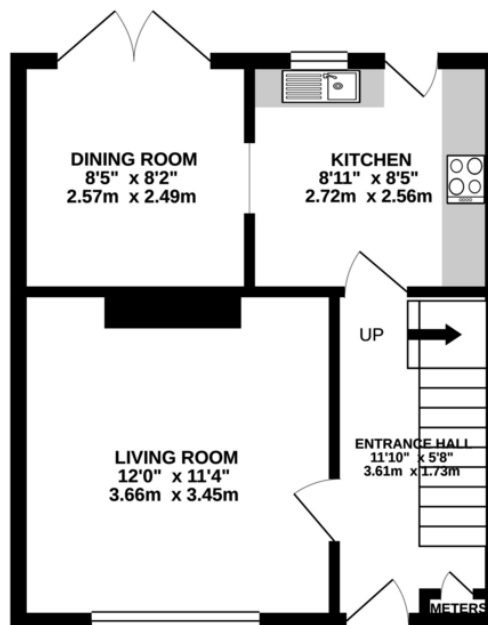
To the first floor are two double bedrooms plus a contemporary fitted bathroom. The property also benefits from a lawned garden to the front plus at the rear are two useful brick built outbuildings accessed by a covered walk way from the house, one of which contains the gas central heating boiler. Carnforth Road is tree lined and conveniently located for amenities in both The Heaton and Reddish which cater for most of the everyday wants and needs. Viewing recommended.



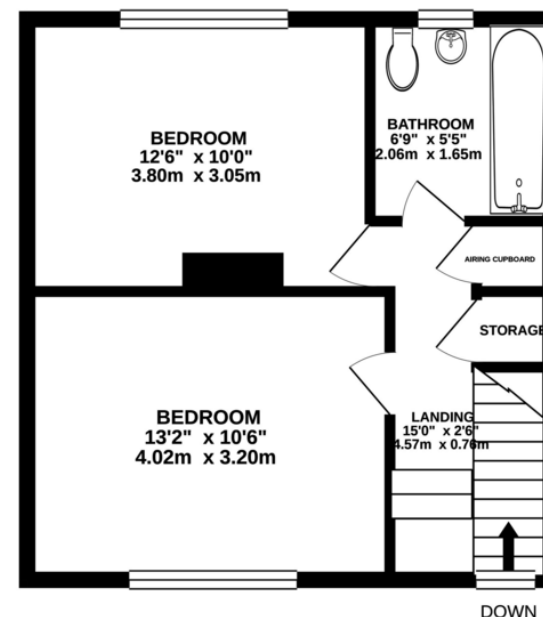
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GROUND FLOOR
344 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



120 CARNFORTH ROAD, HEATON CHAPEL, STOCKPORT SK4 5LH

TOTAL FLOOR AREA : 728 sq.ft. (67.7 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 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 operability or efficiency can be given.
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IMPORTANT! These particulars and floor plans are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. The agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order, or fit for purpose. The buyer is advised to obtain verification from their solicitor or surveyor. J273