



44 Bankhall Road, Heaton Moor, Stockport, SK4 4DP

JohnMellor





A three bedroom semi detached family home situated a short stroll away from local amenities catering for most of the everyday wants and needs together with bars, restaurants, cafes, sports facilities and the beautiful Savoy Cinema. In addition for the commuter Heaton Chapel Train Station and East Didsbury Metrolink are a 1.00 and 1.3 mile walk away.





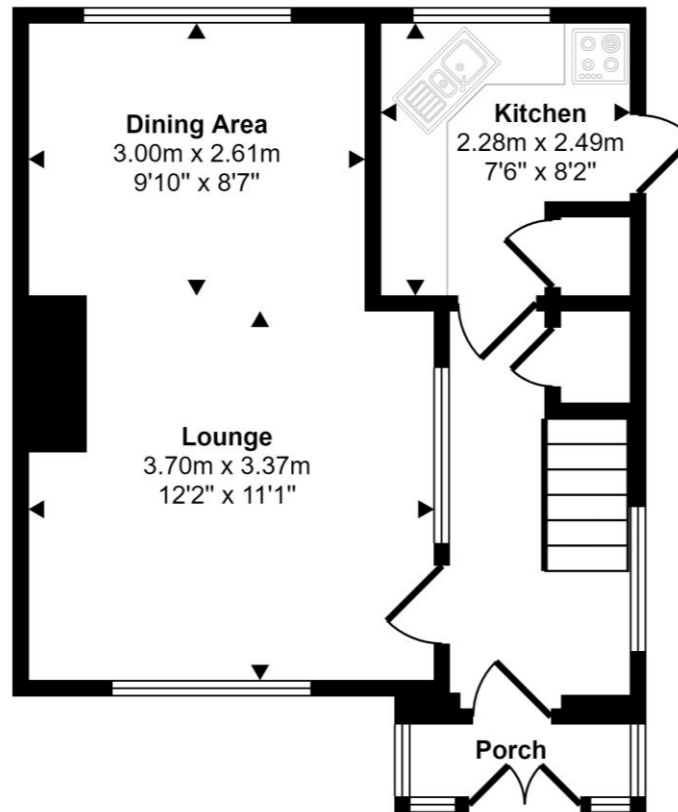
The accommodation is in need of updating but all the ingredients are there for a purchaser to carry out improvements to their own tastes and requirements. The property is gas centrally heated and there is a driveway providing off road parking and leading to the rear of the property where a garage will be found. An enclosed lawned rear garden completes the property. Council tax band C and the property is Freehold.



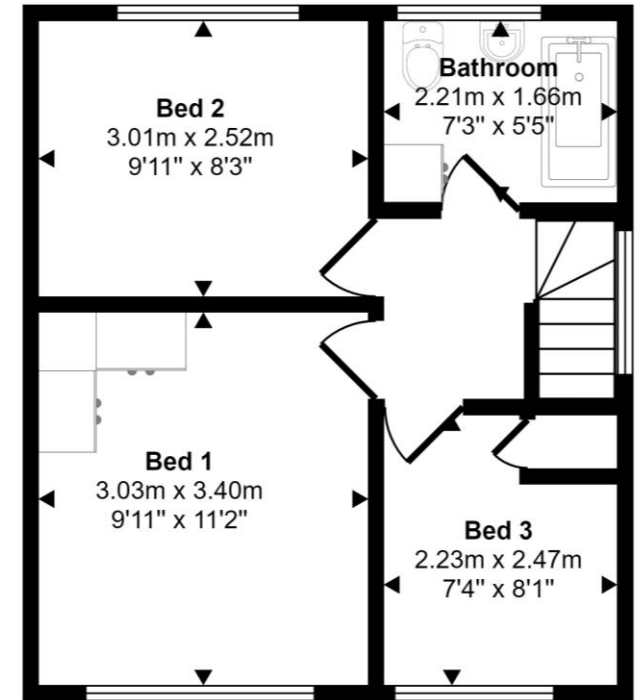


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Internal Area  
68 sq m / 732 sq ft



Ground Floor  
Approx 35 sq m / 379 sq ft



First Floor  
Approx 33 sq m / 352 sq ft

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 mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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