

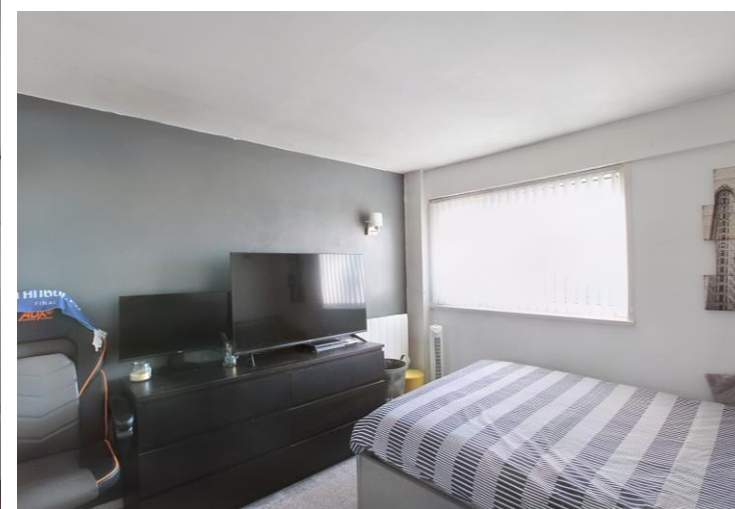
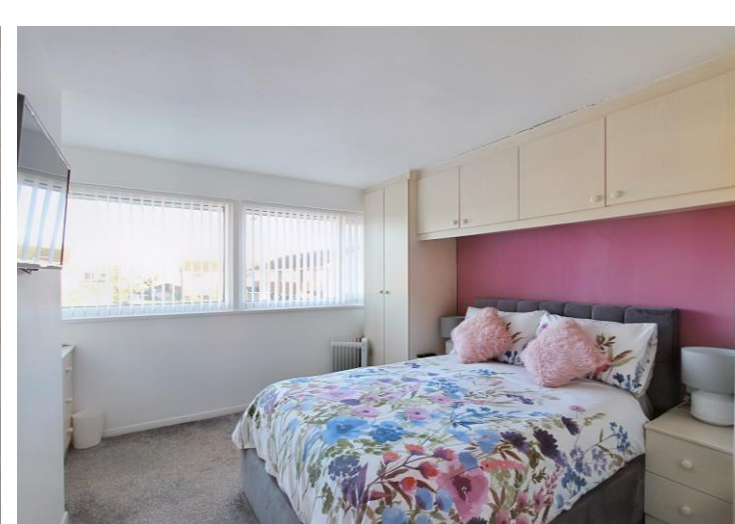


12 The Square, Heaton Norris, Stockport, SK4 2NW

JohnMellor



Must be viewed! A beautifully presented and well appointed three bedroom modern mid terrace property perfectly situated at the head of this cul de sac being free from through traffic. The Square is very convenient for local amenities on Heaton Moor Road including shops, bars, cafes, restaurants, the beautiful boutique Savoy cinema and in addition it is perfectly placed for local schools and sports facilities. For the commuter Heaton Chapel train station is just a 0.8 mile walk away and operates into both Stockport and Manchester centres.

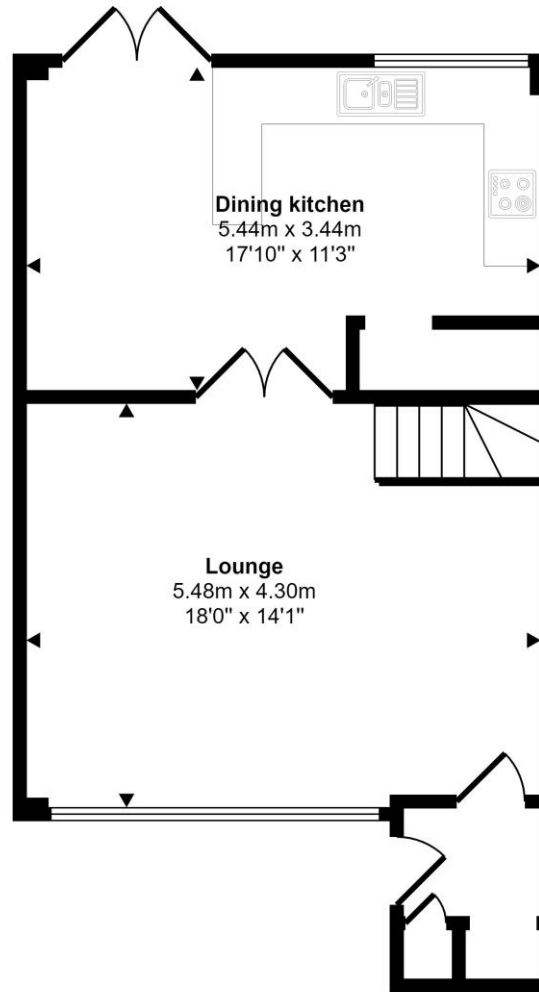


Bright and airy accommodation is double glazed, warmed by electric heating and includes a hall, a spacious lounge, a dining kitchen with patio doors to the rear garden and to the first floor are the three excellent bedrooms and the bathroom with a white suite. There are lawned gardens to the front and rear. The property is leasehold for the remainder of a 999 year term from approx 1960 with a ground rent of £12.00 per annum and in council tax band C.

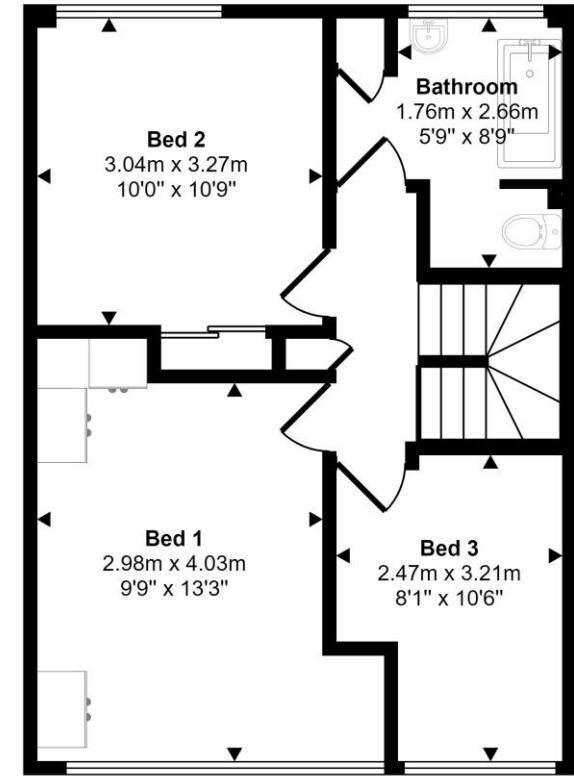


| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) | A | | |
| (81-91) | B | | 87 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | 36 | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Approx Gross Internal Area
90 sq m / 965 sq ft



Ground Floor
Approx 45 sq m / 489 sq ft



First Floor
Approx 44 sq m / 476 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.