



9 Princes Road, Heaton Moor, Stockport SK4 3NQ

JohnMellor





It is with great pleasure that we offer for sale this most imposing and attractive five bedroom semi detached family home ideally situated on the road having a wide frontage and a large rear garden which has a westerly facing aspect and enjoying an excellent degree of privacy. In addition there is ample off road parking to the front and a larger than average detached garage with plenty of room for a car plus storage, it also incorporates a utility room. The accommodation is in need of some updating but all the ingredients are there for a purchaser to carry out improvements to their own tastes and requirements making a magnificent family home for years to come, just as it has been for our vendor since 1975.



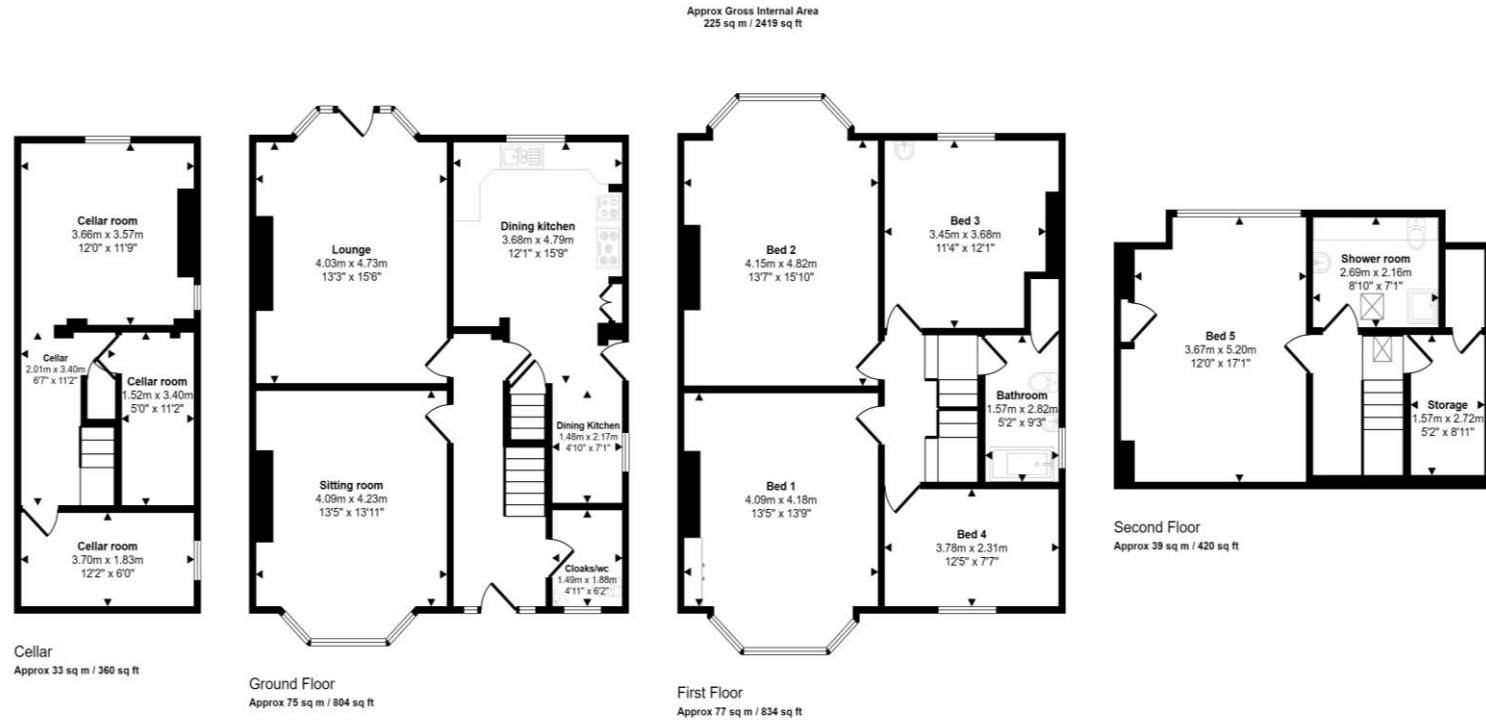


There is also a useful basement area with three storage rooms. The property also retains much of the charm and character of its era, sadly lacking in today's more modern constructions. Princes Road is arguably The Heaton's premier and most sought after road and is convenient for local shops, bars, restaurants, cafes, sports facilities including the tennis club and golf club, schools of high repute and the stunning Savoy cinema. For commuters Heaton Chapel train station is a one mile walk away and operates into both Stockport and Manchester centres. The property is freehold and in council tax band F. Must be viewed!





Energy Efficiency Rating		
	Current	Potential
<b>Very energy efficient – lower running costs</b>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	29	
(1-20) <b>G</b>		
<b>Not energy efficient – higher running costs</b>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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