

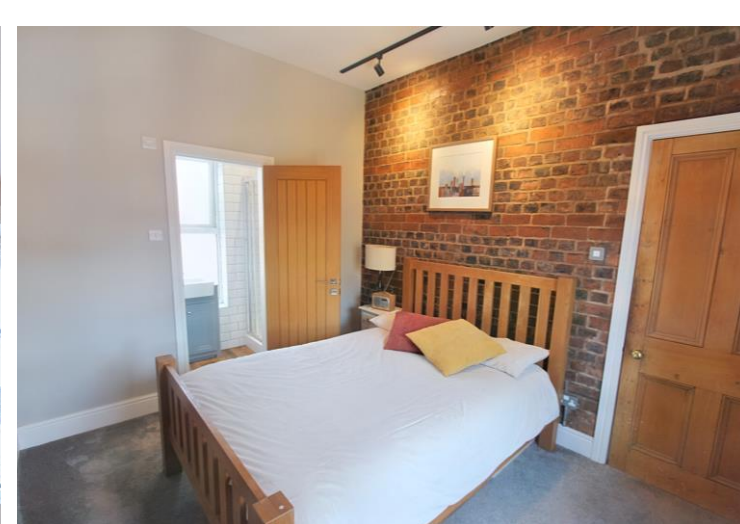


1 Clarendon Avenue, Heaton Moor, Stockport, SK4 4HX

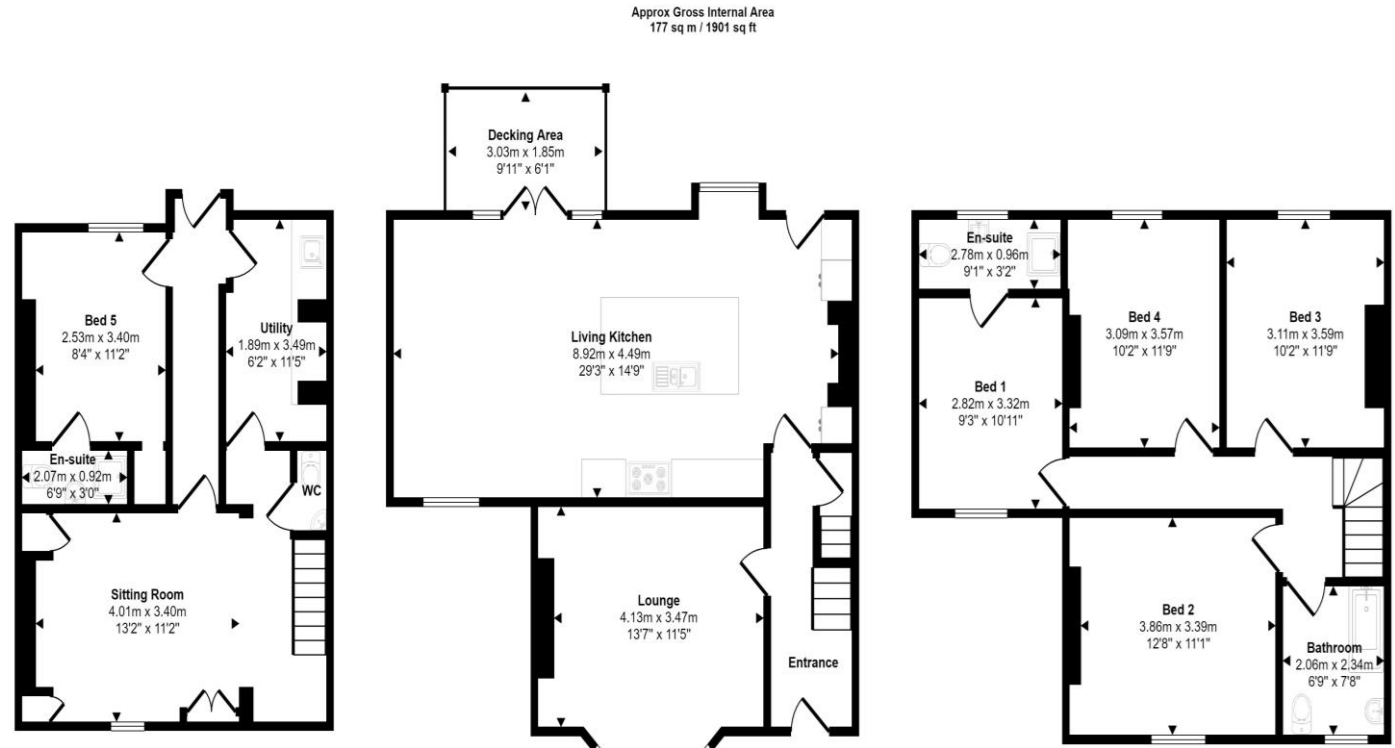
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It is with great pleasure that we offer for sale this stunning period end terrace family home which is ideally situated on a quiet backwater of Heaton Moor yet within a gentle stroll of local shops, bars, restaurants and the boutique Savoy cinema. For the commuter Heaton Chapel train station is just a 0.7 mile walk away and operates into both Stockport and Manchester centres. The property has been substantially extended and substantially improved by our vendor to provide an amazing home which is sure to please even the most discerning of buyers.



Beautifully presented rooms include a hall, a lounge, a magnificent family living kitchen forms part of the extension and there are stairs from the hall leading to the lower ground floor where there is a sitting room, a wc, the fifth bedroom with an en-suite and a utility room. A second set of stairs in the hall leads to the first floor where the remaining four bedrooms, the master being en-suite, and the family bathroom will be found. There is ample off road parking to the front and an enclosed rear garden complete with artificial grass and an elevated decked area accessed from the family living kitchen. Naturally the property is gas centrally heated and double glazed. The property is freehold and in council tax band D. Must be viewed!



Lower Ground Floor
Approx 48 sq m / 515 sq ft

Ground Floor
Approx 65 sq m / 697 sq ft

First Floor
Approx 64 sq m / 689 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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient – lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	77
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient – higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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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