



2 Blandford Road, Heaton Norris/Moor border, Stockport
SK4 2NT

JohnMellor



We are delighted to be able to offer for sale this true modern detached family home which has been continuously improved and well maintained by our vendor to provide an excellent family home for the growing family. The property is ideally situated on an estate of varying house styles and which is conveniently located close to local shops, bars, restaurants, cafes, sports facilities, the boutique Savoy cinema and schools for all ages. For the commuter Heaton Chapel train station is just a 0.9 mile walk away with trains operating into both Stockport and Manchester centres.

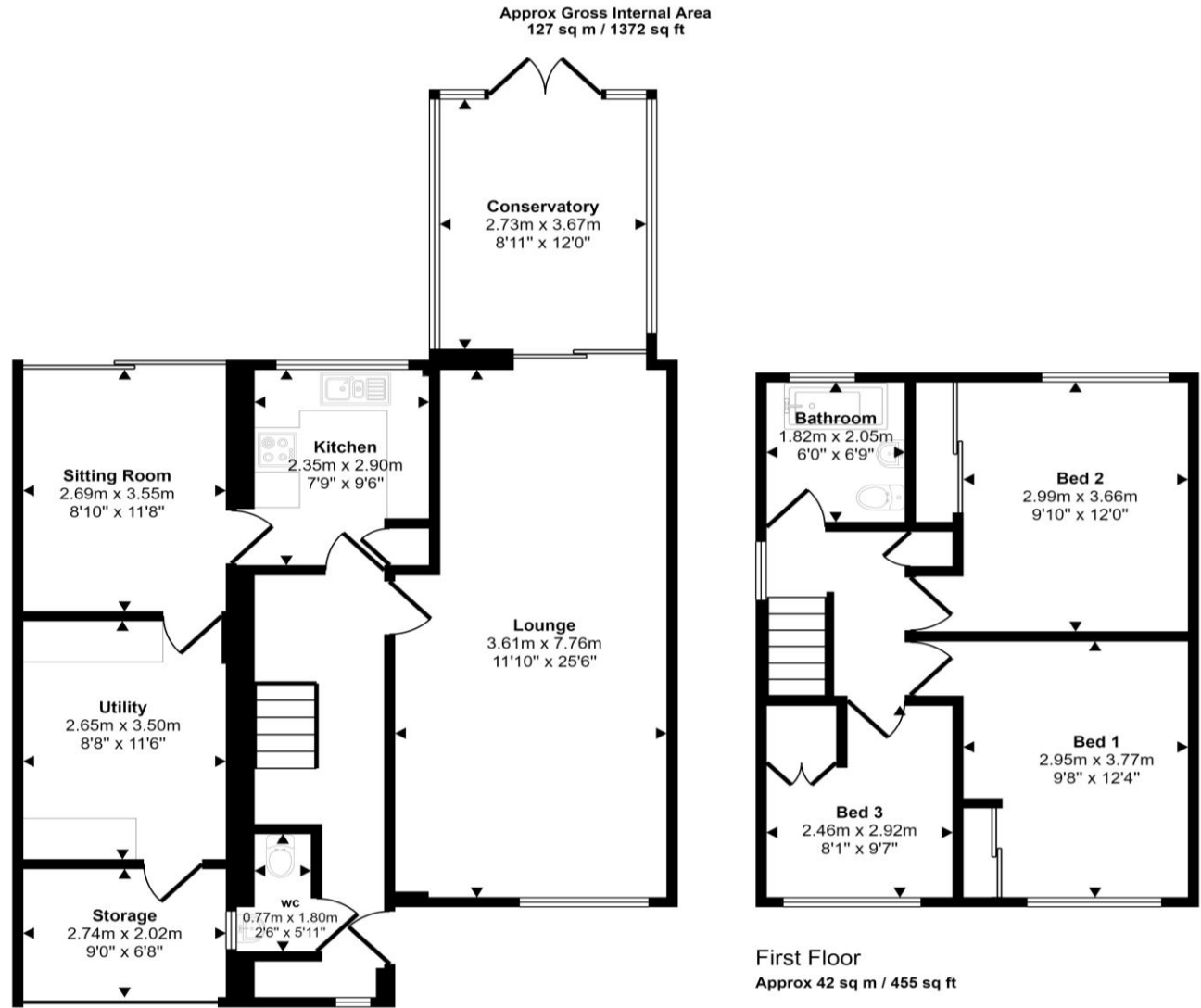


Bright and airy accommodation includes a hall with a wc off, a good size through lounge leads to a conservatory and a kitchen leads into an additional sitting room, utility and a storage area. Stairs from the hall lead to the first floor where the three well proportioned bedrooms and the family bathroom will be found. Gas central heating (boiler fitted 2022) and double glazing are installed. A double width driveway provides off road parking and there is an enclosed rear garden with lawn and patio area. Leasehold for the remainder of a 999 year term from 1971 with a ground rent of £20.00 per annum. Council tax band D. No chain involved and must be viewed!



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	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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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