



9 Marlcroft Avenue, Heaton Norris, Stockport, SK4 3LZ

JohnMellor



It is with great pleasure that we offer for sale this most attractive detached family residence which was built by Maunders Homes to "The Lambourn" design and occupying a superb position just off the main part of the Avenue forming a cul de sac with four other properties. The bright and airy accommodation is warmed by gas central heating, combining with double glazing, and ground floor rooms comprise a porch, a hall with a cloaks/wc off, a large L-shaped lounge with a dining area, an L-shaped modern dining kitchen and a utility room.



A turning staircase from the hall leads the first floor where the four bedrooms, the master having an en-suite, and the family bathroom will be found. Standing on a good size plot the property has ample off road parking to the front, an attached double garage has an electric up and over door and the rear garden has lawn, patio and decked areas. Marlcroft Avenue is conveniently located for local shops, bars, restaurants, cafes, sports facilities and excellent schools for children of all ages. For the commuter Heaton Chapel train station is just a 1.0 mile walk away. Freehold and council tax band E. Viewing highly recommended.

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0161 442 4142

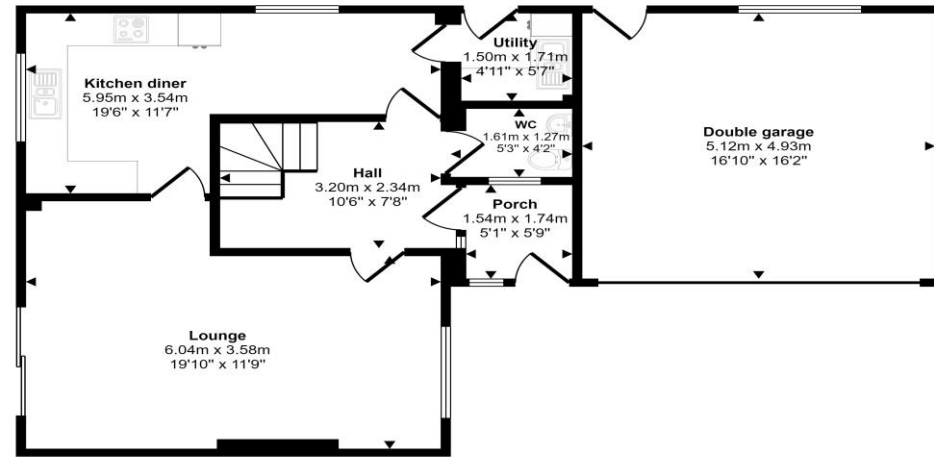
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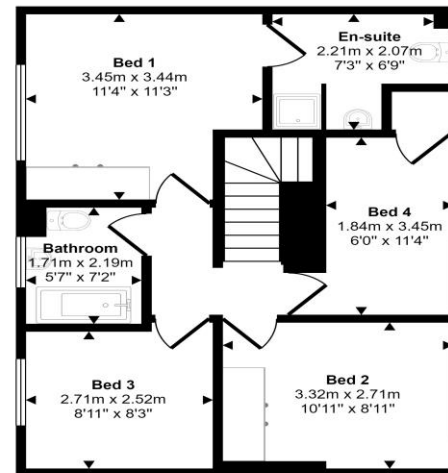
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
137 sq m / 1471 sq ft



Ground Floor
Approx 85 sq m / 911 sq ft



First Floor
Approx 52 sq m / 561 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