



65 Warwick Road, Heaton Moor, Stockport, SK4 4HE

JohnMellor



Must be viewed! A beautifully presented and much improved three bedroom semi detached family home occupying a much larger than average plot with space at the side and rear to extend, subject to usual planning and building regulations. The much improved accommodation boasts bright and airy rooms to include a hall, two excellent reception rooms and a beautifully fitted kitchen. In addition the hall stairs lead to the first floor where the three good size bedrooms and most attractive bathroom will be found.

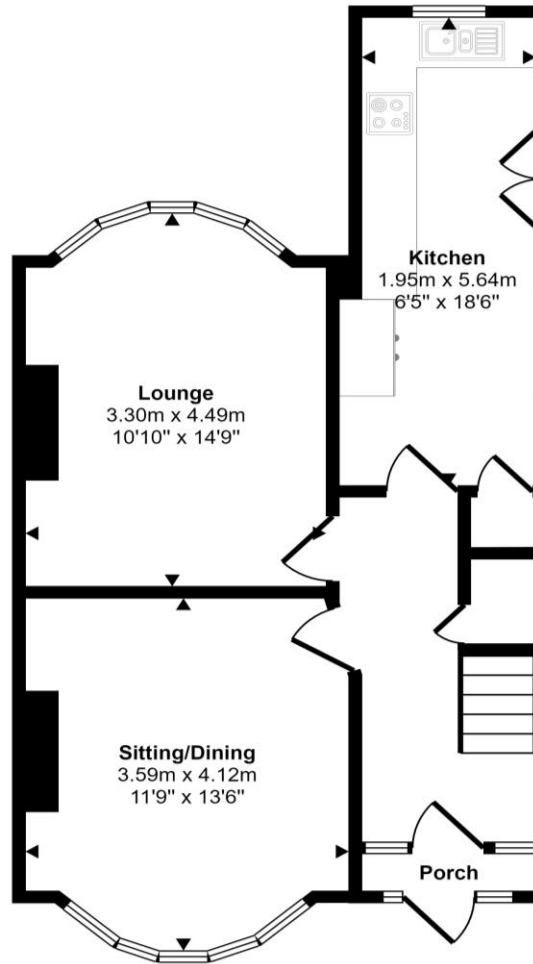


The gas central heating boiler was installed in 2018, upvc doors and windows were replaced in 2015, a new composite door in the kitchen was fitted in 2023 and the roof was replaced in 2009. The extra wide brick block driveway provides ample off road parking and special note should be made of the large rear garden which completes this impressive family home. Warwick Road is conveniently located for local shops, bars, restaurants, cafes, sports facilities and schools for all ages. For the commuter Heaton Chapel train station is just a 0.6 mile walk away. The property is freehold and council tax band D. No chain involved!

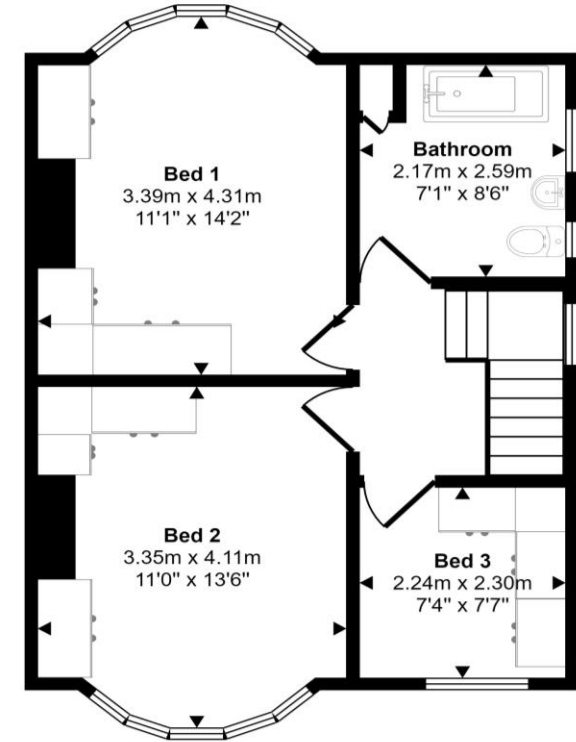


Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
95 sq m / 1021 sq ft



Ground Floor
Approx 50 sq m / 542 sq ft



First Floor
Approx 45 sq m / 479 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.