

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



## JohnMellor

## Guide Price £480,000



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!

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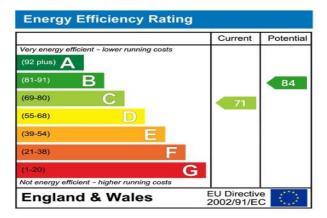
sales@john-mellor.co.uk

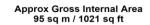
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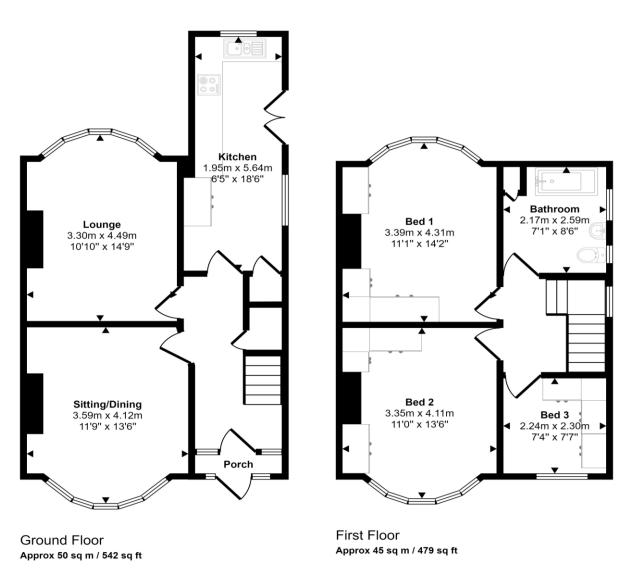
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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182 Heaton Moor Road, Heaton Moor, Stockport, Cheshire, SK4 4DU Tel: 0161 442 4142 sales@john-mellor.co.uk www.john-mellor.co.uk

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