



14 Ashburn Road, Heaton Norris, Stockport, SK4 2PS

JohnMellor



A most attractive larger style three bedroom period semi detached family home situated in an established residential part of The Heaton and affording much of the charm and character of its bygone era. The bright and airy accommodation includes a spacious hall with open downstairs storage, a lounge with an angular bay, a separate sitting room and a dining kitchen. A spindles staircase from the hall leads to the first floor where the three excellent size bedrooms and the bathroom will be found. The property is warmed by gas central heating and the windows are upvc double glazed.

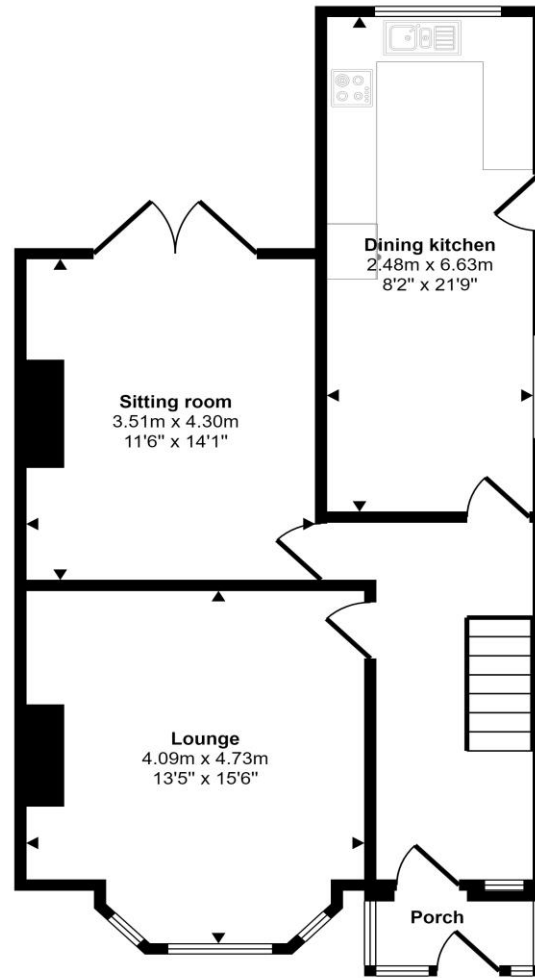


Off road parking is provided to the front of the property and special note should be made of the south westerly facing rear garden which enjoys an excellent degree of privacy. Ashburn Road is convenient for local amenities in Heaton Moor catering for most of the everyday wants and needs together with bars, restaurants, cafes and sports facilities. For commuters Heaton Chapel train station is just a 0.6 mile walk away with trains operating into both Stockport and Manchester centres. The property is freehold and in council tax band D. Viewing highly recommended!

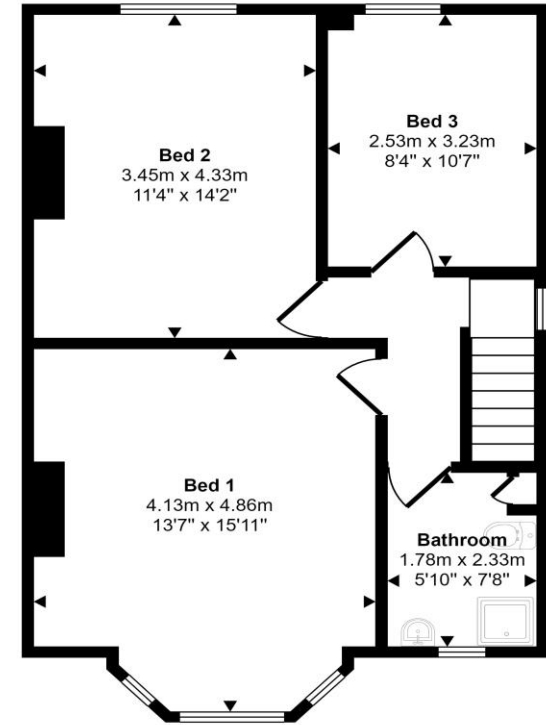


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
116 sq m / 1253 sq ft



Ground Floor
Approx 63 sq m / 681 sq ft



First Floor
Approx 53 sq m / 572 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.