



1 Marlborough Drive, Heaton Chapel, Stockport, SK4 2QZ

JohnMellor





A most attractive three bedroom detached family home occupying a fantastic corner position with well tended gardens to three sides and further benefitting from a driveway at the rear which leads to a detached garage. The bright and airy accommodation is in need of some updating but all the ingredients are there for a purchaser to carry out improvements to their own tastes and requirements. Ground floor rooms include a hall, a spacious lounge, an extended sitting/dining room, a downstairs wc and a kitchen.





Stairs from the hall lead to the first floor where the three excellent bedrooms , the bathroom and the separate wc will be found. The property further benefits from upvc double glazing and cavity wall insulation. Marlborough Drive is convenient for local amenities including shops, bars, restaurants, cafes and schools for all ages. For the commuter Heaton Chapel train station is just a 0.5 mile walk away and operates into Stockport and Manchester centres. Freehold and council tax band D. No chain involved!

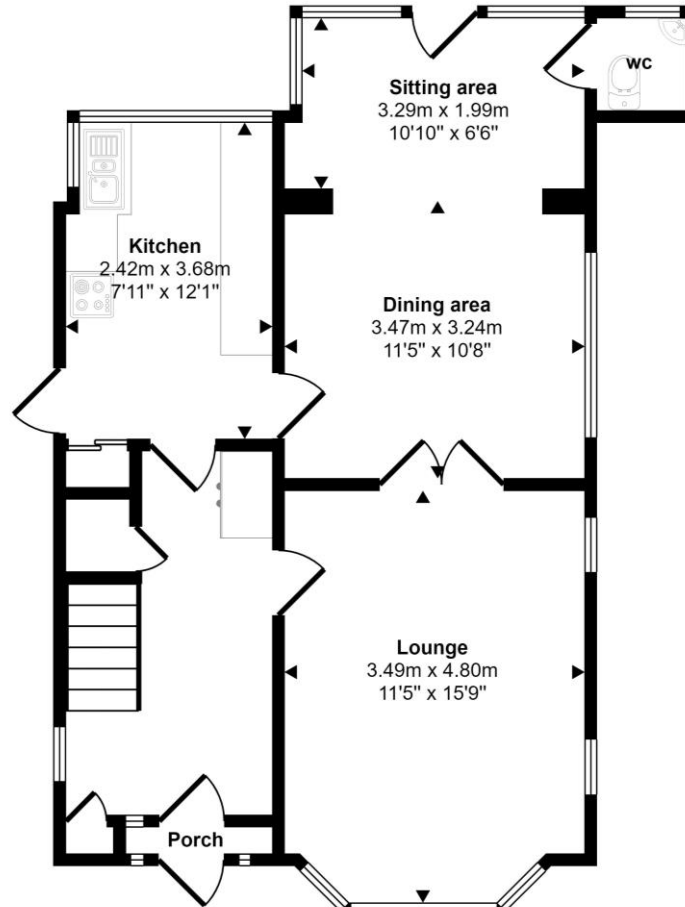




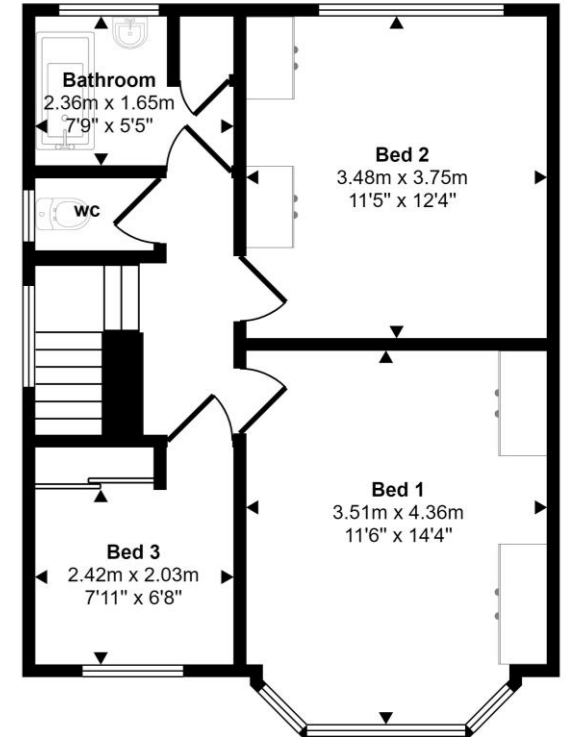
### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Internal Area  
106 sq m / 1141 sq ft



Ground Floor  
Approx 59 sq m / 634 sq ft



First Floor  
Approx 47 sq m / 507 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.