



6 Marlcroft Avenue, Heaton Norris, Stockport SK4 3LZ

JohnMellor



Simply superb! A stunning modern detached property affording substantially extended accommodation and providing flexible four bedroom living for the growing family. The property has undergone a rigorous schedule of improvement over the years and we feel sure it will appeal to even the most discerning of buyers. Standing proudly on a corner plot the bright and airy rooms include a hall with wc off, an L-shaped lounge, a beautifully fitted kitchen, a utility room, the sitting/dining room at the rear has tri-fold doors and completing the ground floor is the fourth bedroom with a shower area off. Stairs from the inner hall lead to the first floor and three further bedrooms (one with a shower area off) and the family bathroom.

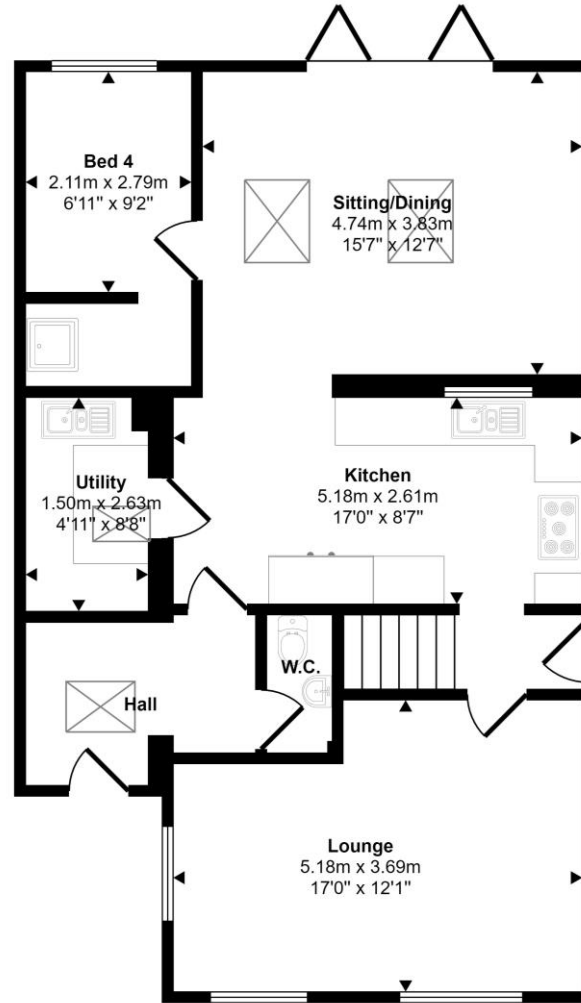


Naturally the property is gas centrally heated, the kitchen and utility have underfloor heating and the windows are double glazed. There are garden areas to the front and rear, the rear of which has access to the garden storage room currently used as a fitness room with power, lighting and additional attic storage areas. Marlcroft Avenue is convenient for local amenities including shops, bars, restaurants, cafes, sports facilities, excellent local schools and the boutique Savoy cinema. Heaton Chapel train station is just a 1.1 mile walk away. Freehold and council tax band D. Must be viewed!

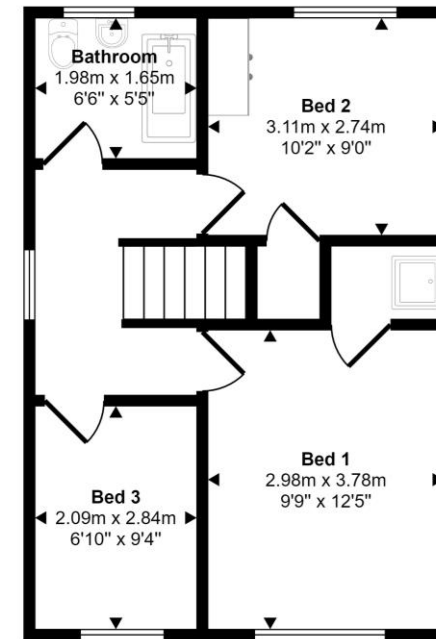


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	82
England & Wales	EU Directive 2002/91/EC	

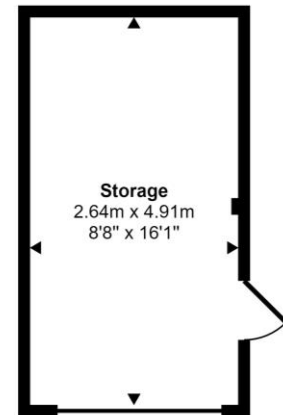
Approx Gross Internal Area
129 sq m / 1392 sq ft



Ground Floor
Approx 76 sq m / 820 sq ft



First Floor
Approx 40 sq m / 432 sq ft



Storage
Approx 13 sq m / 140 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