



4 St Albans Avenue, Heaton Moor, Stockport, SK4 4LR

JohnMellor



Simply stunning! An outstanding four double bedroom end period terrace property situated on a delightful cul-de-sac, being free from through traffic, and having undergone a complete back to brick refurbishment by our vendors with attention paid to detail and luxury fixtures and fittings throughout. The house has a classic but modern look with a neutral coordinated scheme and really must be viewed to be fully appreciated. The extended kitchen is a hand painted bespoke Chichester kitchen from Neptune in Knutsford with an open pantry, sliding doors with motorised blinds, quartz worktops and integrated appliances including a Quooker Cube sparkling water and boiling tap. Flooring on the ground floor is Amtico oak in a basket weave finish and there is wainscotting panelling on entrance and stairwell. The cellar has been converted, one room is a bespoke fitted utility and the other is currently used as a fitness room. The lounge boasts a marble fireplace with a Clock Blithfield wood burner and plantation shutters whilst the sitting room has a bespoke media wall.

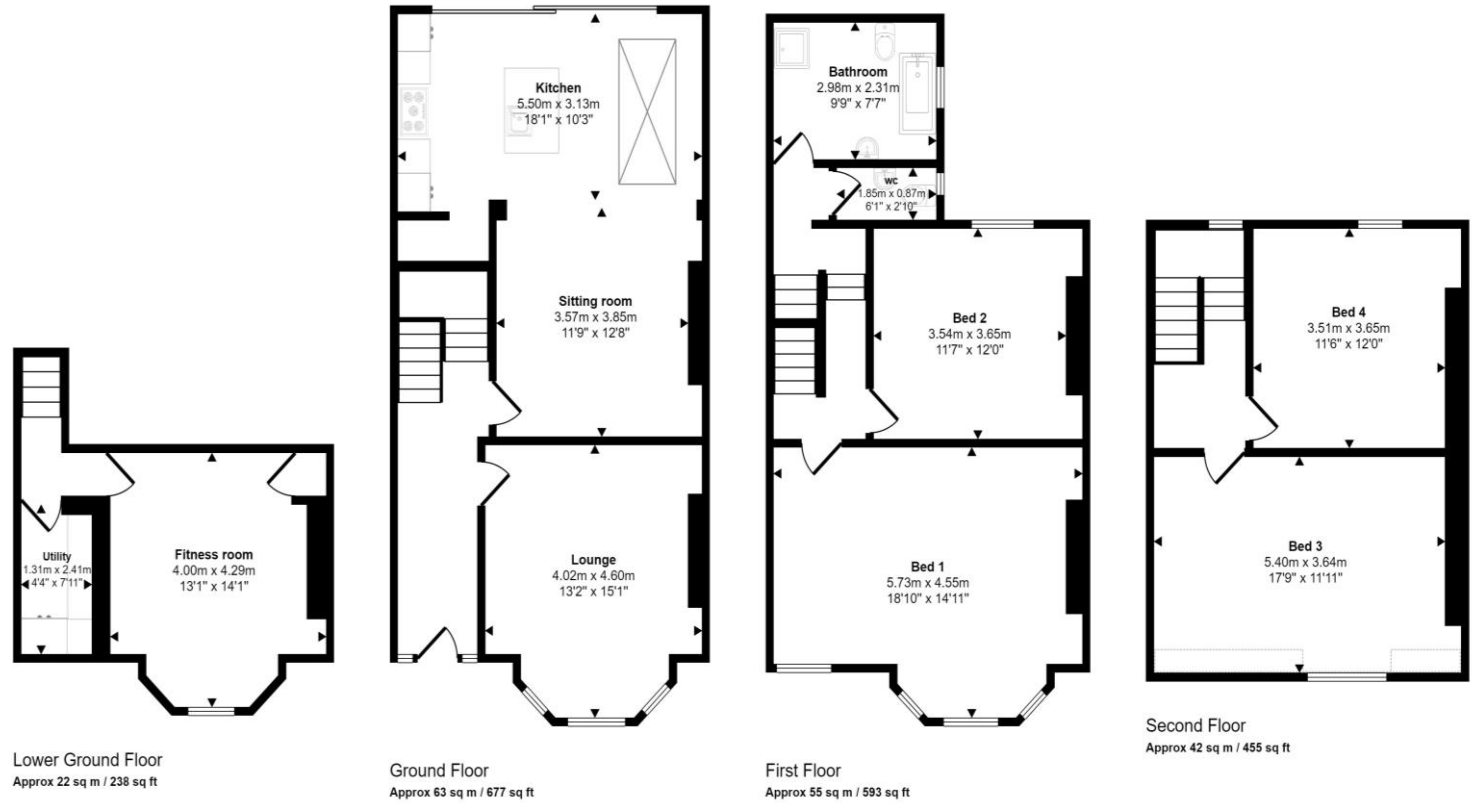


To the first floor the master bedroom has a bespoke triple wardrobe and plantation shutters, the superb bathroom has a blue hand painted BC boat bath with a matching vanity unit and marble top. The Ideal "A" rated gas combination boiler powers the central heating system and naturally the windows are double glazed. Completing the property is the south westerly facing rear garden with artificial grassed area, flower border and an excellent degree of privacy. St Albans Avenue offers private permit parking and is just a short stroll from local amenities including shops, bars, restaurants, cafes, schools and Heaton Chapel train station which operates into both Stockport and Manchester centres. Freehold and Council tax band D. Our vendor has put their heart and soul into lovingly restoring this home and we feel sure it will appeal to even the most discerning of buyers!



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Approx Gross Internal Area
182 sq m / 1963 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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