



23 Buckingham Road West, Heaton Moor, Stockport, SK4 4AZ

JohnMellor





Simply stunning! An outstanding FIVE BEDROOM FOUR BATHROOM DETACHED FAMILY HOME which has been considerably extended and improved over the years to provide superb living accommodation which is sure to please even the most discerning of buyers. The thought, care and attention to detail that has gone into the property is obvious throughout and most noteworthy features include the magnificent family living dining kitchen, three of the bedrooms have en-suite facilities, a downstairs wc and there is a delightful rear garden which is an excellent size and further benefits from a south easterly facing aspect. Naturally the property is upvc double glazed and has a state of the art modern central and water heating system.



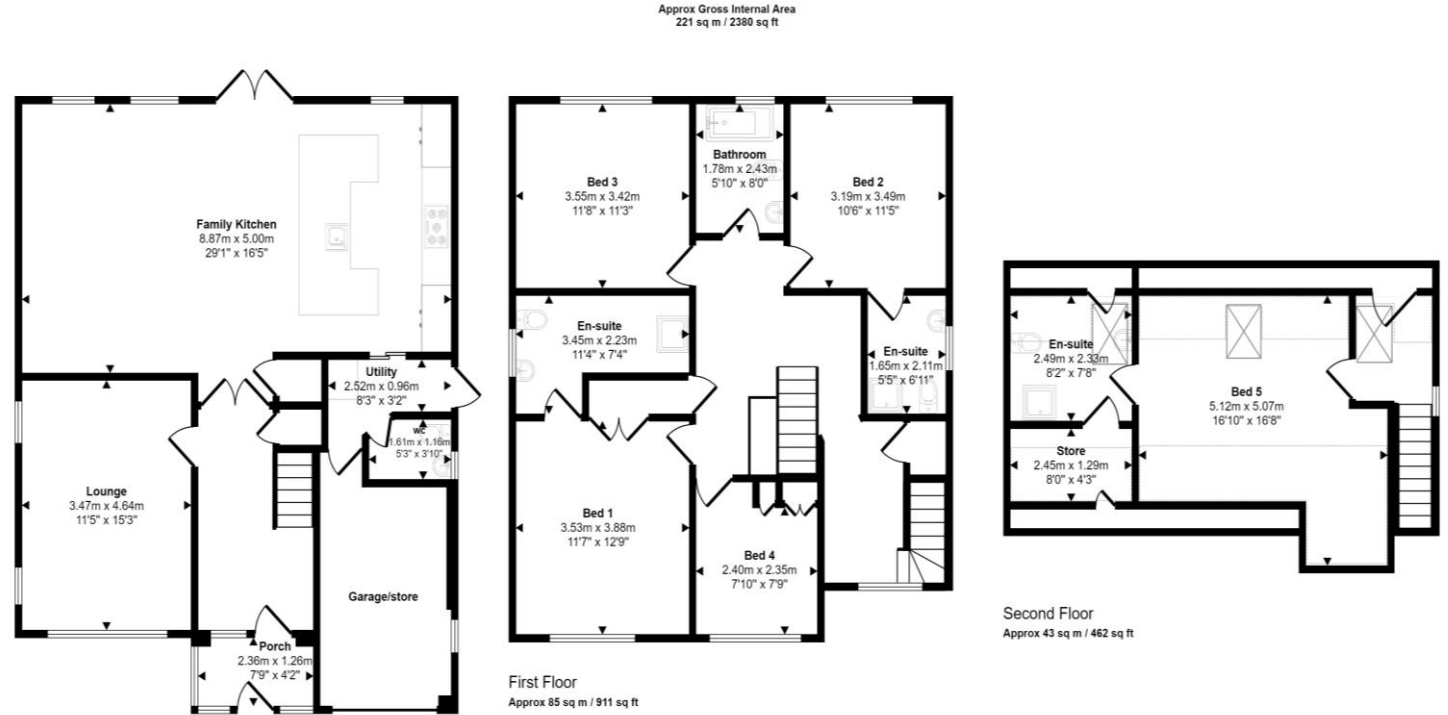


The property also boasts a great deal of storage including into the eaves of the loft conversion. A double width driveway provides off road parking and there is an integral garage with an up and over door and currently used for additional storage. Buckingham Road West is very conveniently located for local shops, bars, restaurants, cafes, sports facilities and schools of high repute for children of all ages. For the commuter Heaton Chapel train station is just a 0.6 mile walk away. The property is leasehold for the remainder of a 999 year term from July 1961 with a ground rent of £14.00 per annum. Council tax band F. No chain and must be viewed!





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>81</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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