



65 Broomfield Road, Heaton Moor, Stockport, SK4 4LZ

JohnMellor



Must be viewed! A fantastic five bedroom semi detached family home occupying an incredible size plot with a long driveway, a carport, two garages and a large garden area. Due to the size of the plot the property offers plenty of scope and potential for extensions (subject to the usual permissions) but is currently a very much loved home and one that in our opinion is sure to please even the most discerning of buyers. The bright and airy accommodation affords a great deal of charm and character and rooms to the ground floor include a spacious hall, three excellent reception rooms, a kitchen diner, a utility room and a rear hall with a wc off.

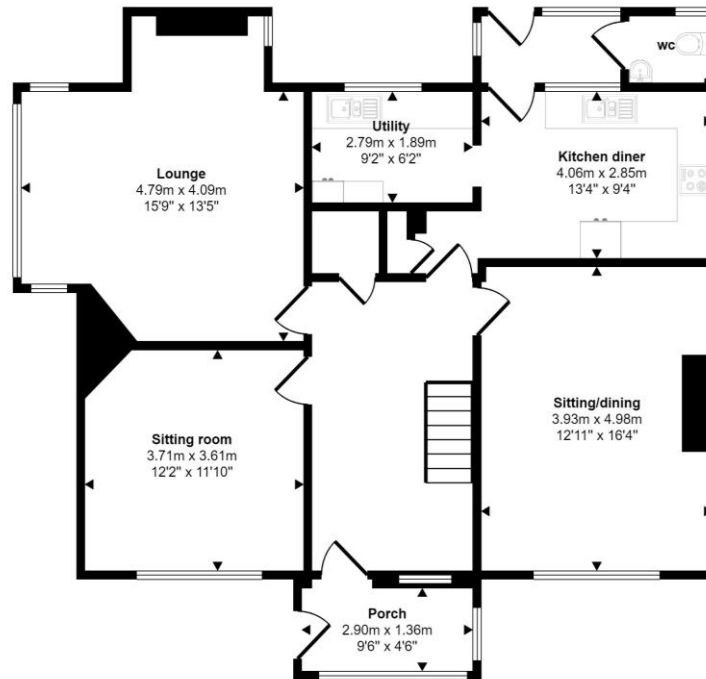


A spindled staircase from the hall leads to the first floor where the five bedrooms, storage and family bathroom will be found. The property is gas centrally heated and has double glazing. The two large garages measure 18'8" x 14'8" and 17'9" x 12'8" respectively and could be used for a whole host of different options. Broomfield Road is convenient for local amenities including shops, bars, restaurants, cafes, sports facilities and schools for all ages. In addition Heaton Chapel train station is just a 0.4 mile walk away and operates into both Stockport and Manchester centres. Freehold and council tax band E.



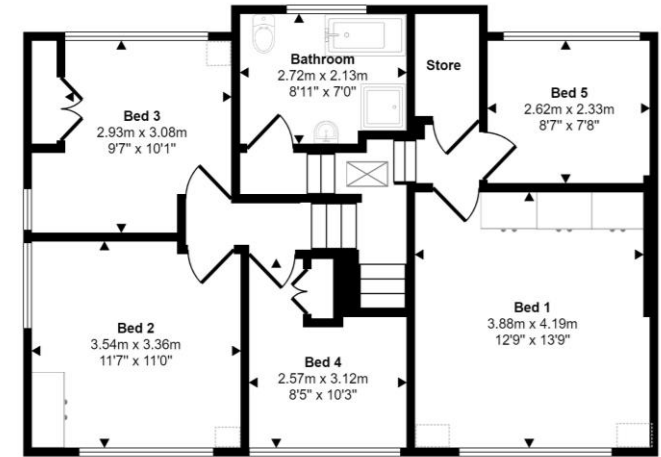
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area
171 sq m / 1840 sq ft



Ground Floor
Approx 100 sq m / 1077 sq ft

Denotes head height below 1.5m



First Floor
Approx 71 sq m / 763 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