



16 Langdale Road, Heaton Chapel, Stockport, SK4 5AR

JohnMellor



A superb three double bedroom period semi detached family home affording substantially extended living accommodation which has been considerably improved by our vendor and which we feel sure will please even the most discerning of buyers. The property is double glazed, warmed by gas central heating and rooms include a hall, a good size lounge and a separate sitting room leads to the fantastic family living dining kitchen area with bi-folds onto the rear garden. A spindled staircase from the hall leads to the first floor where the three excellent double bedrooms and superb bathroom and shower area will be found. A very noteworthy feature of the property is the foldaway landing ladder which leads to a loft area which can be used for storage or as an occasional study/office area.

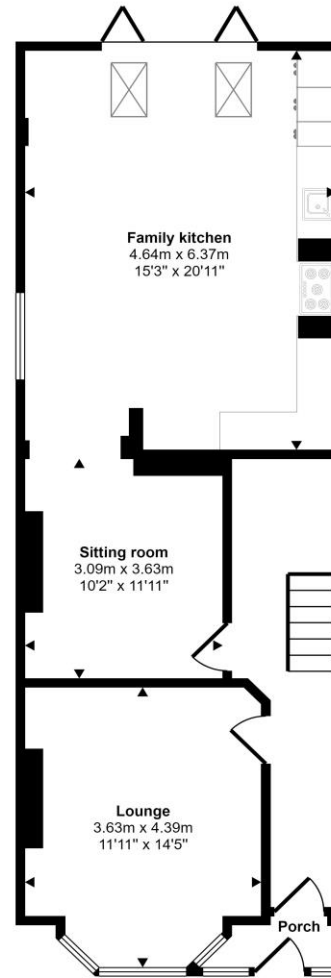


There is also a very useful outbuilding which has a storage area and the rear of it is currently being used as a fitness area. The enclosed south easterly facing rear garden with lawn and decking complete this amazing family home. Langdale Road is convenient for local amenities catering for most of the everyday wants and needs including shops, bars, restaurants, cafes and schools. A short walk away is the Meadows, a much loved green space in Heaton Chapel, which connects to Highfield Country Park and the Fallowfield Loop. For the commuter Heaton Chapel train station is just a 0.4 mile walk away and operates into both Stockport and Manchester centres, buses also run frequently along the A6. Freehold and council tax band D. No chain involved!



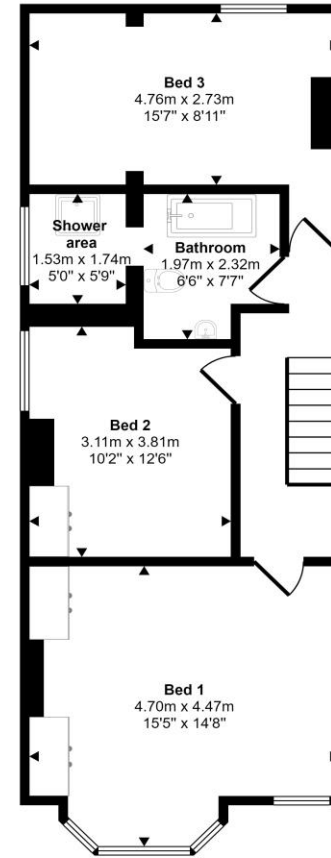
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		61	76
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area
148 sq m / 1594 sq ft

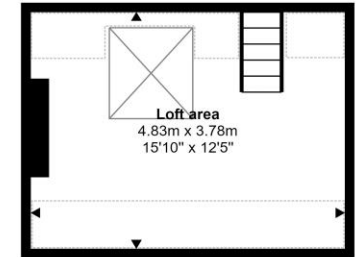


Ground Floor
Approx 69 sq m / 741 sq ft

☐ Denotes head height below 1.5m



First Floor
Approx 61 sq m / 657 sq ft



Second Floor
Approx 18 sq m / 196 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