



14 Denby Lane, Heaton Chapel, Stockport, SK4 2QX

JohnMellor



A most attractive larger style three double bedroom period semi detached family home situated in a well established residential part of The Heaton and boasting a stunning large rear garden. The property is in need of updating but does retain much of the charm and character of its era and all the ingredients are there for purchasers to carry out improvements to their own tastes and requirements. Rooms are warmed by a gas central heating system and include a spacious hall with wc off, two excellent reception rooms and a kitchen diner. The stairs from the hall lead to the first floor where the three double bedrooms and the bathroom with a separate wc will be found.

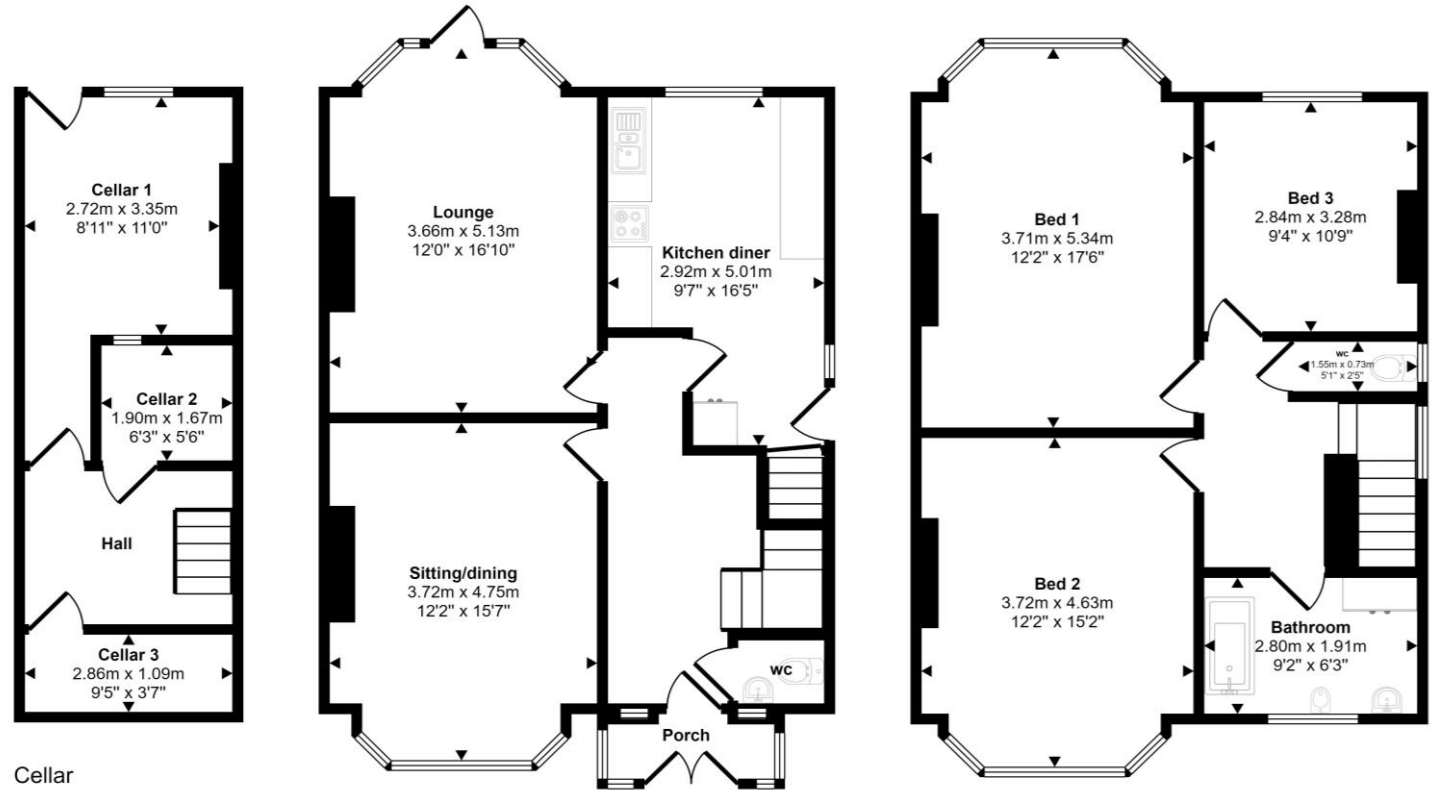


In addition there is a very useful basement with storage cellar rooms which can also be accessed from the rear garden. A long driveway leads through double opening gates to a detached double garage and completes what is sure to be a fantastic family home. Denby Lane is convenient for local amenities catering for most of the everyday wants and needs including shops, bars, restaurants, cafes and sports facilities. For the commuter 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 D. No chain involved!



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | 54 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Approx Gross Internal Area
151 sq m / 1628 sq ft



Cellar
Approx 25 sq m / 269 sq ft

Ground Floor
Approx 64 sq m / 693 sq ft

First Floor
Approx 62 sq m / 665 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