



5 Alderdale Close, Heaton Moor, Stockport, SK4 4AT

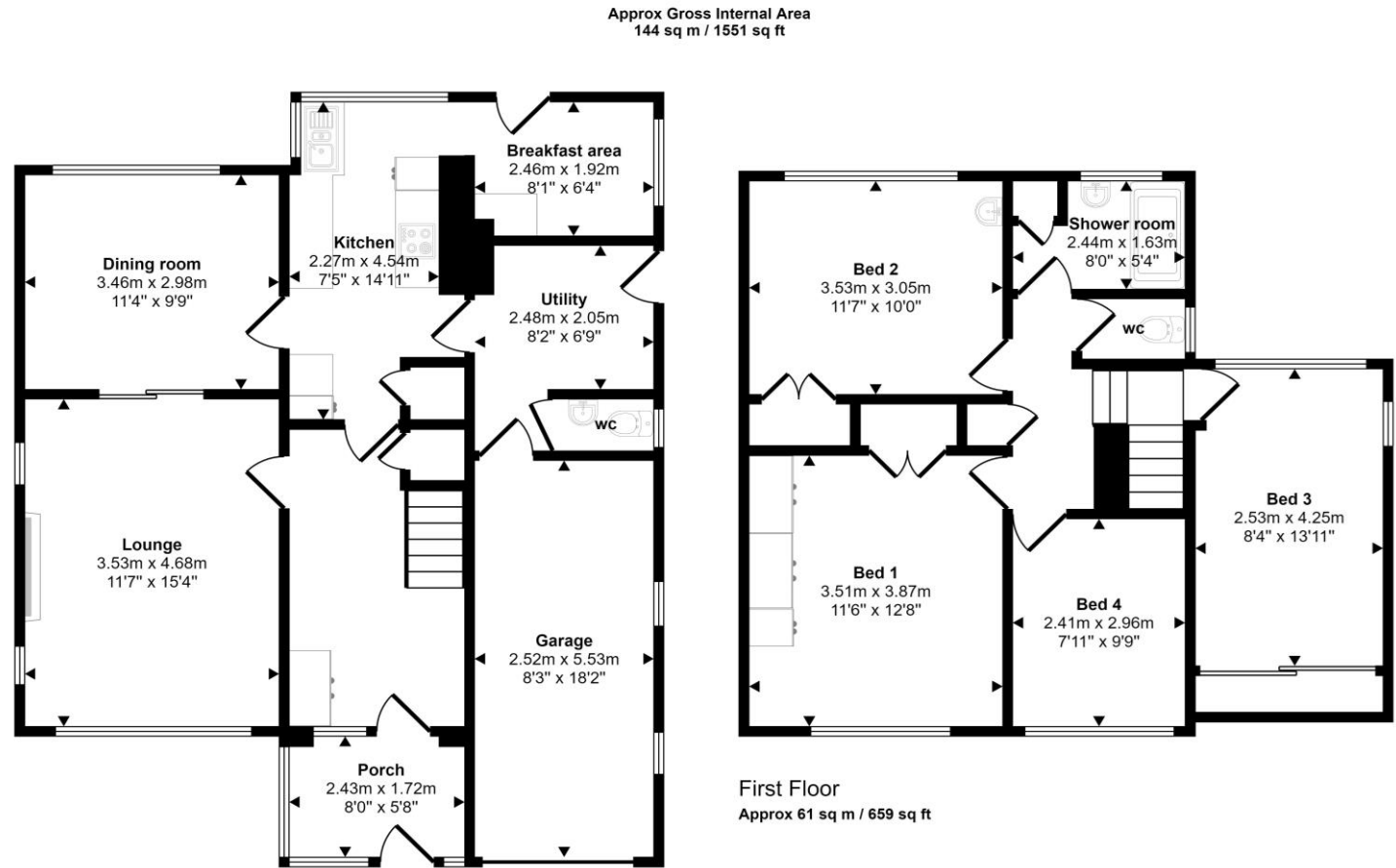
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We are pleased to be able to offer for sale this attractive four bedroom detached family home which occupies an excellent size plot on a very pleasant cul-de-sac and with lots of potential for further extension subject to the usual permissions etc. The bright and airy accommodation has been extended over the years and ground floor rooms include a porch, a spacious hall, two reception rooms, a kitchen leads to a breakfast room and there is a utility, wc and door leading to the integral garage. Stairs from the hall lead to the first floor where the four excellent bedrooms and the shower room with a separate wc will be found.



The driveway to the front of the property provides ample off road parking and special note should be made of the garden areas which extend to both sides of the property and the rear of which is south west facing. The property is gas centrally heated and double glazed. Alderdale Close is convenient for all that Heaton Moor has to offer including shops, bars, restaurants, cafes, sports facilities and schools for children of all ages. For the commuter Heaton Chapel train station is a 0.8 mile walk away and operates into both Stockport and Manchester centres. Leasehold for the remainder of a 999 year term from 1961 with a ground rent of £14.00 per annum. Council tax band F. NO CHAIN INVOLVED!



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.

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

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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