



96 Carnforth Road, Heaton Chapel, Stockport, SK4 5LF

JohnMellor



Must be viewed! An immaculately presented and highly desirable three bedroom semi detached family home occupying a large corner plot with well tended gardens to three sides. Warmed by gas central heating and benefitting from upvc double glazing the tastefully decorated rooms include a hall, a lounge, a separate dining room, a kitchen and stairs from the hall lead to the first floor where the three well proportioned bedrooms and the bathroom will be found. To the front of the property there are double wrought iron gates leading to a driveway providing off road parking.

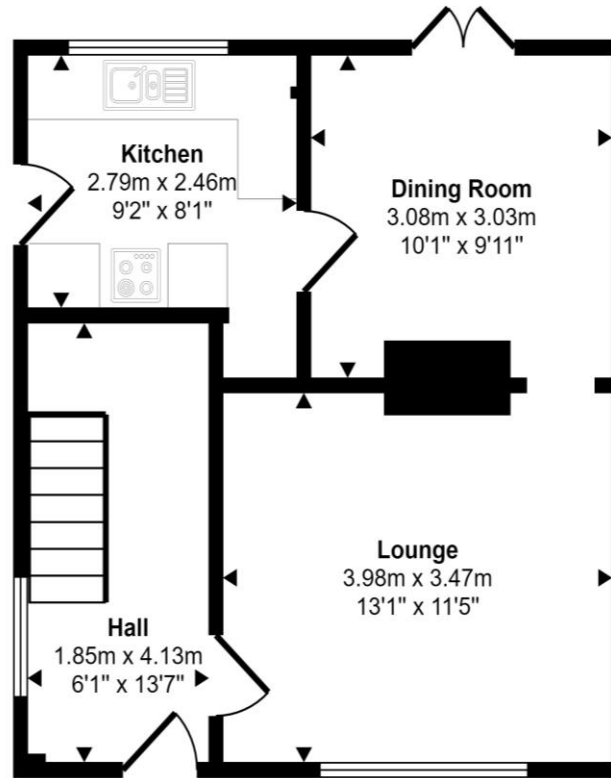


The side and rear garden areas afford an excellent degree of privacy. Carnforth Road is conveniently located for amenities in both The Heaton and Reddish including, shops, bars, restaurants and schools for all ages. For the commuter Heaton Chapel train station is just a 0.8 mile walk away and operates into both Stockport and Manchester centres. The property is freehold and in council tax band B. NO CHAIN INVOLVED!

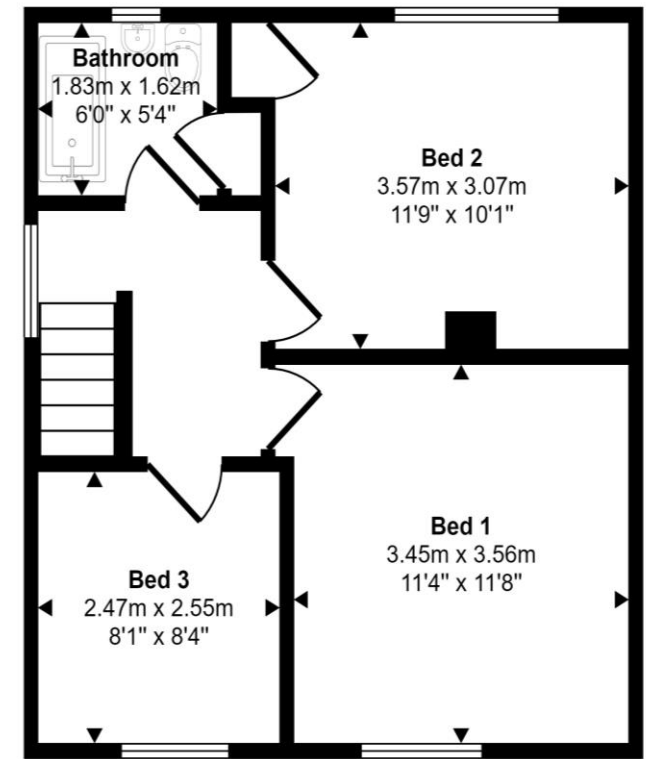


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
81 sq m / 872 sq ft



Ground Floor
Approx 40 sq m / 432 sq ft



First Floor
Approx 41 sq m / 440 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