



37 Bowerfold Lane, Heaton Norris, Stockport, SK4 2LT

JohnMellor



A four bedroom semi detached family home affording well presented living accommodation which has been extended and occupying a large plot with a long rear garden which affords an excellent degree of privacy. The property is in need of some updating but all the ingredients are there for a purchaser to carry out improvements to their own tastes and requirements. Gas central heating is powered by a Worcester boiler, the windows are upvc double glazed and the property further benefits from cavity wall insulation.

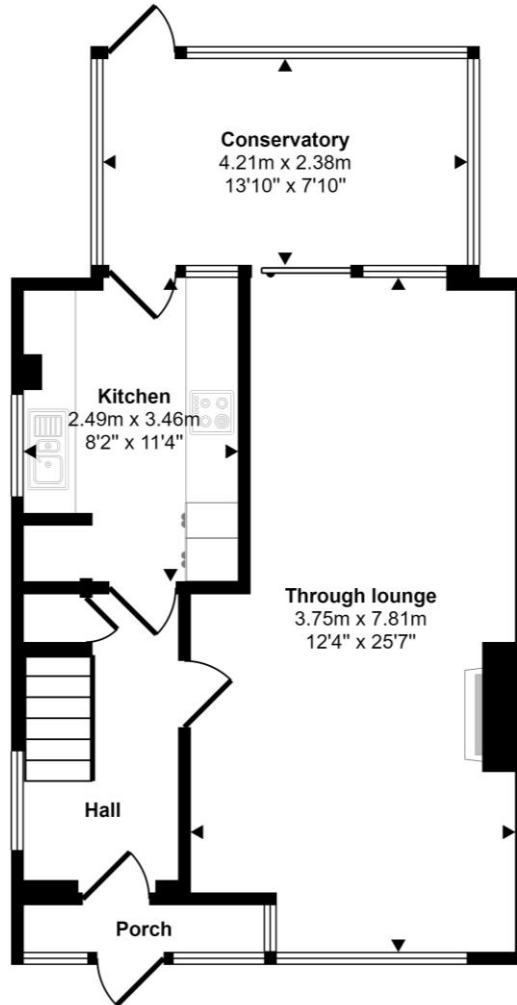


Bright and airy rooms include a porch, a hall, a large through lounge, a conservatory and a kitchen. Stairs from the hall lead to the first floor where the four bedrooms and the modern bathroom will be found which has a double shower cubicle. To the front of the property there is a brick block driveway providing ample off road parking. The property is freehold and council tax band C. Bowerfold Lane is conveniently located for local amenities in Heaton Moor including shops, bars, restaurants, cafes, sports facilities, the beautiful boutique Savoy cinema 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.

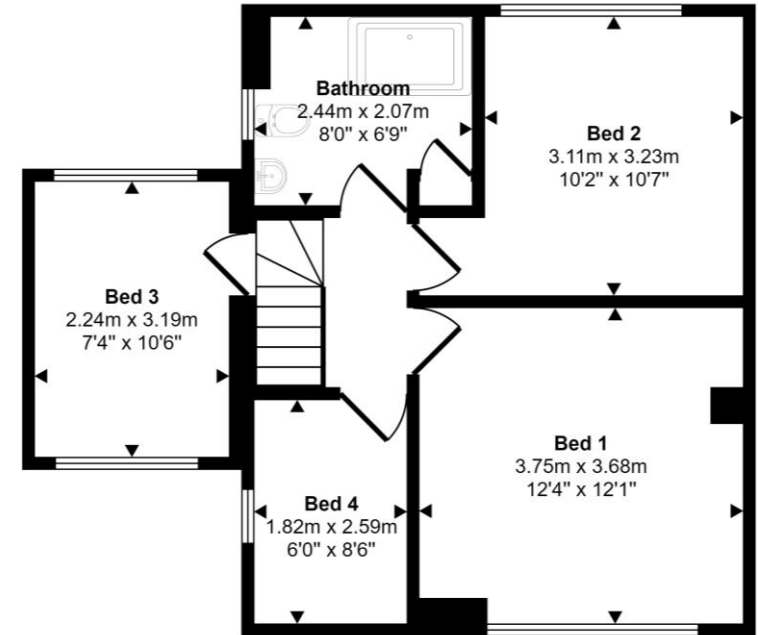


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
103 sq m / 1105 sq ft



Ground Floor
Approx 55 sq m / 587 sq ft



First Floor
Approx 48 sq m / 518 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.