



3 Kentstone Avenue, Heaton Mersey, Stockport, SK4 3RE

JohnMellor



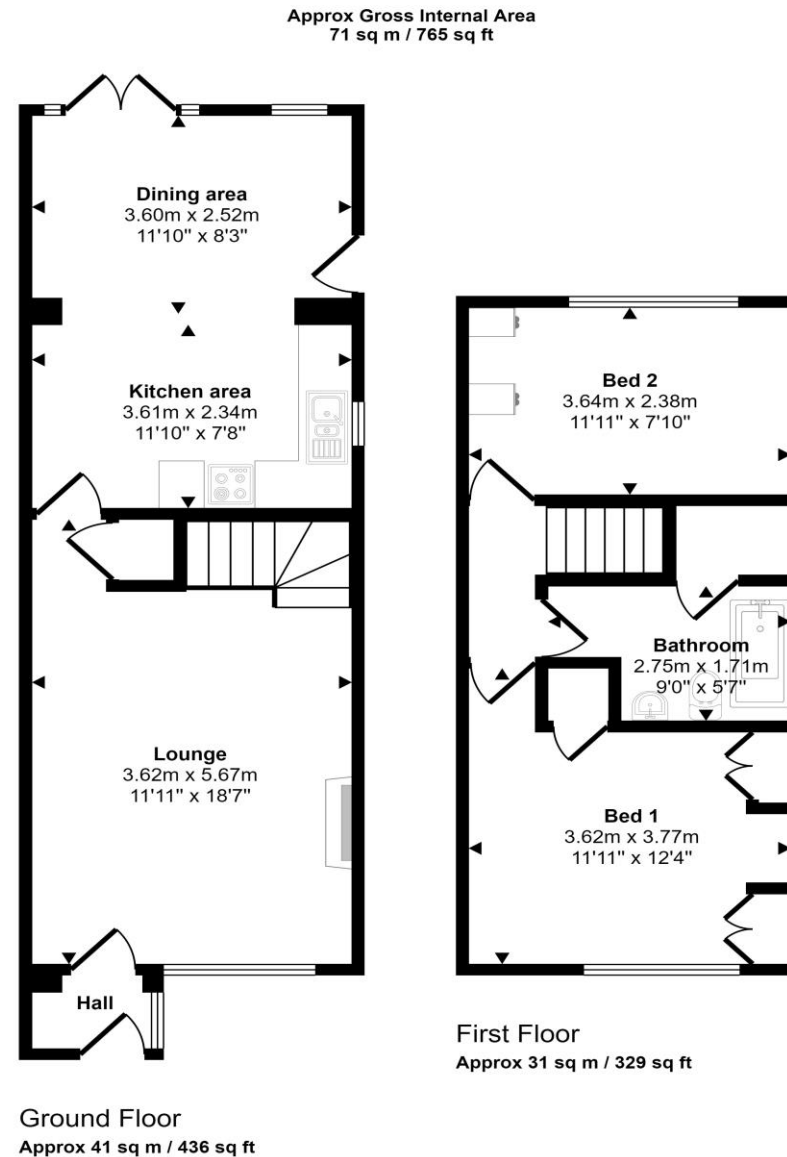
We are pleased to be able to offer for sale this delightful two bedroom semi detached modern home which was the original show home for the estate and which has been improved over the years including the addition of a full width rear extension. The neatly laid out bright and airy rooms are warmed by a gas central heating system, the windows are upvc double glazed there is a hall, a good size lounge, the extended dining kitchen, two double bedrooms and the bathroom has a white suite.



There is a driveway providing off road parking, a garage used purely for storage with power and lighting and an enclosed lawned rear garden with a patio area. Kentstone Avenue is convenient for local amenities in both The Heaton and Didsbury catering for the everyday wants and needs as well as the beautiful Heaton Mersey Common, a fantastic place to take a walk or just observe nature. For the commuter East Didsbury Metrolink and East Didsbury Train Station are just a 0.5 and 0.8 mile walk away. The property is freehold and council tax band C. No chain involved!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	83
England & Wales	EU Directive 2002/91/EC	



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