



Mayfield, 10 Cranbourne Road, Heaton Moor, Stockport
SK4 4LD

JohnMellor



Simply superb! "Mayfield" is a magnificent five bedroom, two bathroom period family home occupying a large corner plot with a beautiful rear garden enjoying a lawn, patio and well stocked flower/shrub borders. The stunning accommodation is laid out over four floors, including the cellar storage rooms, and retains much of the charm and character of its era which is so sadly lacking in today's more modern constructions. Generously proportioned rooms are ideal for the growing family, tastefully decorated throughout and include a spacious L-shaped hall, two excellent reception rooms and a dining kitchen to the ground floor. Stairs from the hall lead down to the useful cellar rooms and a spindled staircase leads upwards to the first floor where two of the bedrooms will be found, the master being en-suite, the fantastic large family bathroom and a useful additional storage room. Both the bathrooms also have underfloor heating.



A further spindled staircase leads to the second floor where the remaining three bedrooms will be found. The property also enjoys amazing views at the side and rear all the way into Manchester City centre and beyond. Cranbourne Road is superbly situated in the heart of Heaton Moor close to local shops, bars, restaurants, cafes, sports facilities and schools of all ages. In addition for the commuter Heaton Chapel train station is just a 0.5 mile walk away and operates into both Stockport and Manchester centres. Freehold with a chief rent of £5.36 per annum. Council tax band D. A viewing of this high quality property is strongly recommended!



Approx Gross Internal Area
238 sq m / 2558 sq ft



Lower Ground Floor
Approx 60 sq m / 645 sq ft

Denotes head height below 1.5m

Ground Floor
Approx 60 sq m / 648 sq ft

First Floor
Approx 59 sq m / 633 sq ft

Second Floor
Approx 59 sq m / 632 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

JohnMellor

182 Heaton Moor Road, Heaton Moor,
Stockport, Cheshire, SK4 4DU
Tel: 0161 442 4142
sales@john-mellor.co.uk
www.john-mellor.co.uk

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