



18 Crossley Road, Heaton Chapel, Stockport, SK4 5BB

JohnMellor





CASH BUYERS ONLY - NO VENDOR CHAIN - This bay fronted three-bedroom semi-detached property is conveniently situated on the boundary of Heaton Chapel and Levenshulme and is within walking distance of Cringle Park and also convenient for local amenities. The property requires full modernisation but has all the ingredients to create a lovely family home. In brief outline this double-glazed home comprises, entrance hallway, a through lounge with dual aspect window and kitchen to the ground floor, whilst to the first floor there are three bedrooms and a bathroom with three-piece suite with corner bath with shower over.





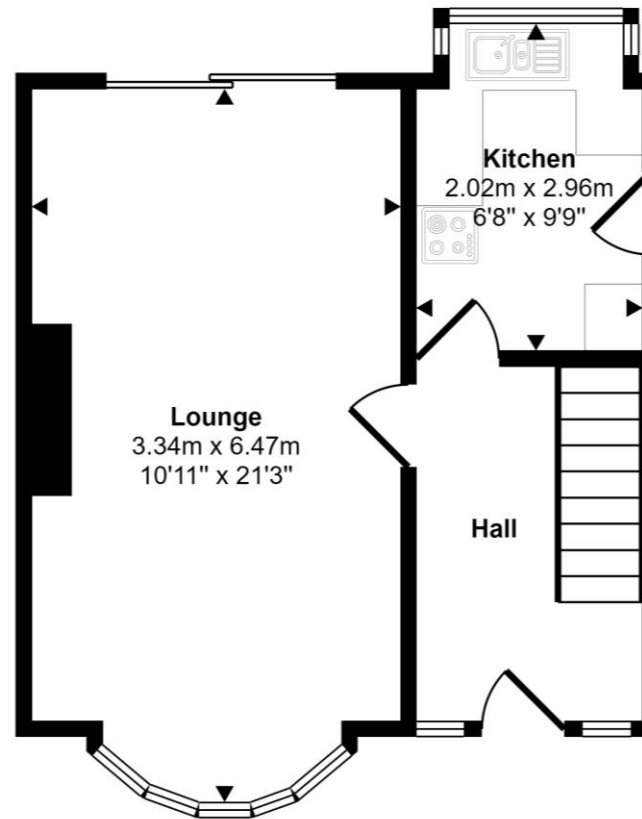
There is a terraced garden and paths to the front elevation, side gate and pathway leading to the enclosed rear garden and store/outbuilding. For the commuter, the property is close to transport links included a frequent bus service along the nearby A.6 and both Heaton Chapel and Levenshulme train stations being less than a mile away with direct train links into Manchester City centre and Stockport centre. Tenure is FREEHOLD. Council Tax Band B



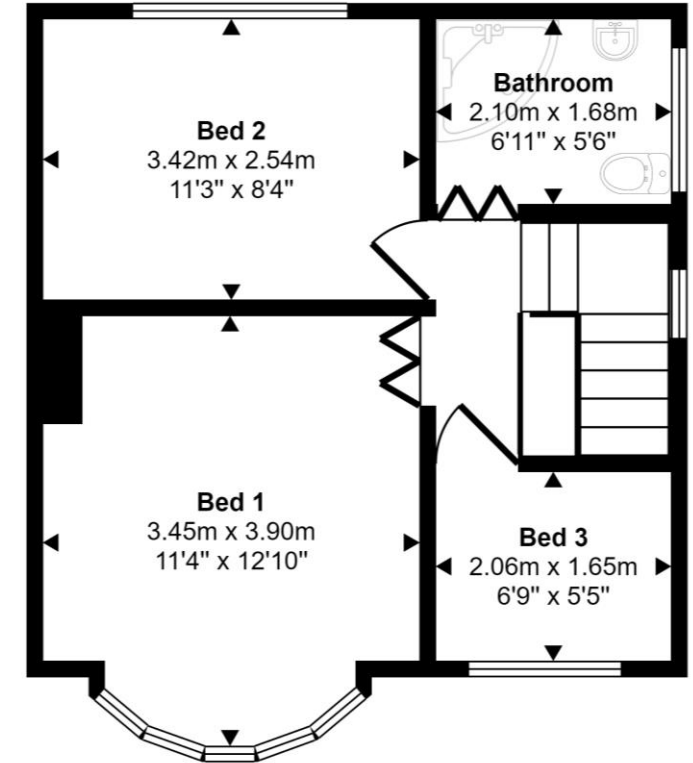


Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		79
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	20	
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Internal Area  
68 sq m / 733 sq ft



Ground Floor  
Approx 34 sq m / 365 sq ft



First Floor  
Approx 34 sq m / 368 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