



30 Meltham Close, Heaton Mersey, Stockport, SK4 3BD

JohnMellor



A modern three bedroom semi detached family home ideally situated being free from through traffic and boasting a south facing rear garden which enjoys an excellent degree of privacy. The bright and airy accommodation 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 installed and the windows are upvc double glazed. Rooms include a hall, there is a through lounge leading to the dining area, a kitchen and stairs from the hall lead to the three well proportioned bedrooms and the bathroom with a separate wc. A driveway provides off road parking and leads to an integral brick garage.

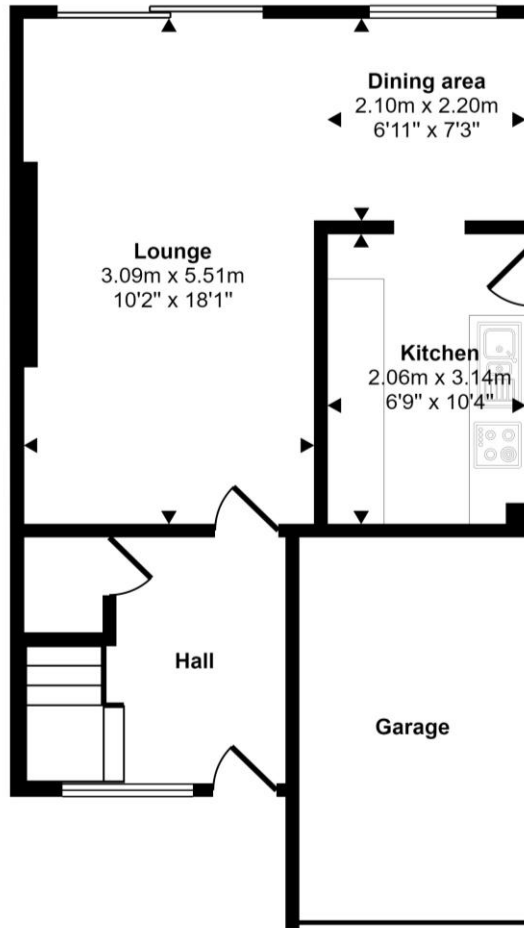


A pull down ladder on the landing gives access to a loft space with boarding for storage. Meltham Close is convenient for local amenities catering for most of the everyday wants and needs as well as being in catchment for local schools for children of all ages. In addition for the commuter East Didsbury Metrolink and East Didsbury train station are just a 0.4 and 0.7 mile walk away. The regions motorway network system will be found at the bottom of Didsbury Road giving access to the whole of the North West and beyond. Leasehold for remainder of 999 years from 1 April 1967 with ground rent of £16.00 per annum. Council tax band C. No chain involved.

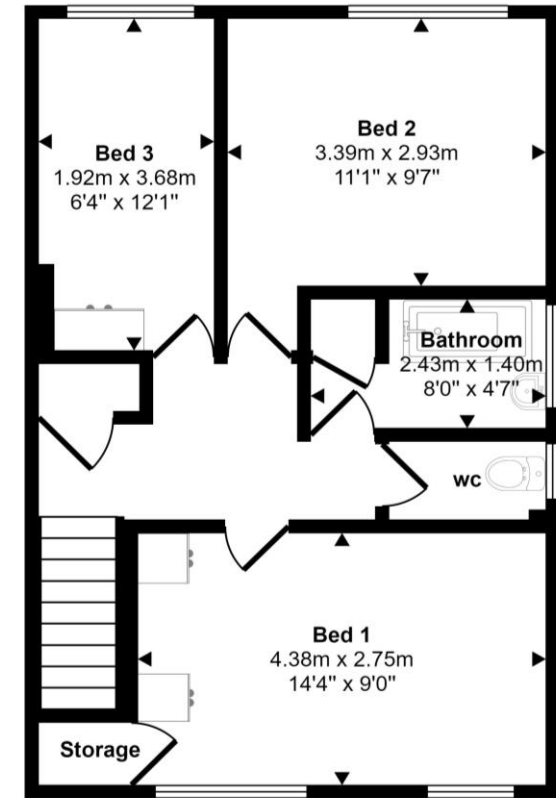


| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | 56 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Approx Gross Internal Area
94 sq m / 1009 sq ft



Ground Floor
Approx 48 sq m / 518 sq ft



First Floor
Approx 46 sq m / 491 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.