



16 Larwood Avenue, Heaton Mersey, Stockport, SK4 2AT

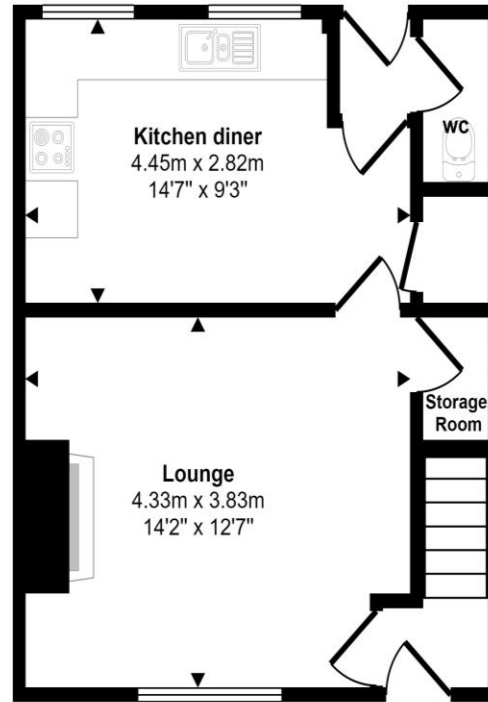
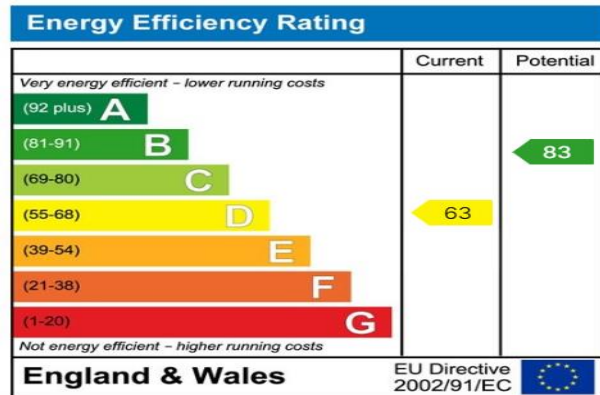
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Must be viewed! This delightful two double bedroom semi detached property occupies an amazing plot with a large rear garden which really has to be seen to be fully appreciated and is situated on a pleasant cul de sac being free from through traffic. The bright and airy accommodation is upvc double glazed and has gas central heating which is powered by a Worcester combination boiler. Rooms include a good sized lounge with storage/cloakroom off, a modern kitchen diner, a utility cupboard and a downstairs wc. To the first floor are the two double bedrooms and a most attractive and spacious bathroom with a bath and a separate shower cubicle.

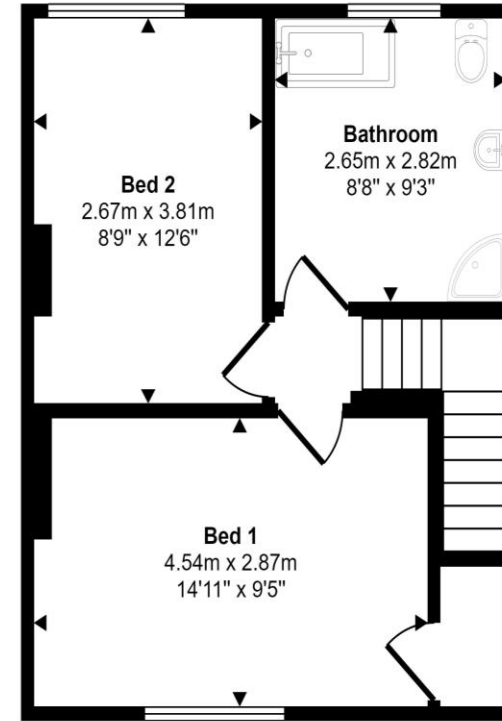


There is a front garden and a driveway providing off road parking and the rear garden also boasts a garden office with power and lighting. Larwood Avenue is convenient for shops, bars and restaurants in both Heaton Mersey and Heaton Moor as well as commuter transport services operating into both Stockport and Manchester centres. At the bottom of Didsbury Road there is access to the regions motorway network system giving access to the whole of the North West and beyond. The property is leasehold for the remainder of a 999 year term from 1971 with a "peppercorn" ground rent. Council tax band A.

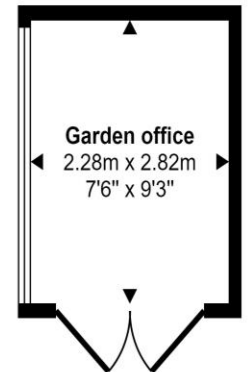


Ground Floor
Approx 36 sq m / 389 sq ft

Approx Gross Internal Area
80 sq m / 860 sq ft



First Floor
Approx 37 sq m / 402 sq ft



Garden office
Approx 6 sq m / 69 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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