



12 Newport Avenue, Reddish, Stockport, SK5 7BG

JohnMellor



We are pleased to be able to offer for sale this spacious semi detached family home which benefits from a side extension providing an additional downstairs bathroom as well as an extra sitting room which could also be used as a fourth bedroom. Newport Avenue is a very pleasant cul-de-sac being free from through traffic yet very convenient for local amenities which cater for most of the everyday wants and needs together with buses which will take you into Heaton Moor and Manchester centres. Heaton Chapel train station is also a 1.1 mile walk away whilst Reddish Vale Country Park is just a 0.8 mile walk away with additional access to cycle paths leading to various parts of Manchester including the City centre.

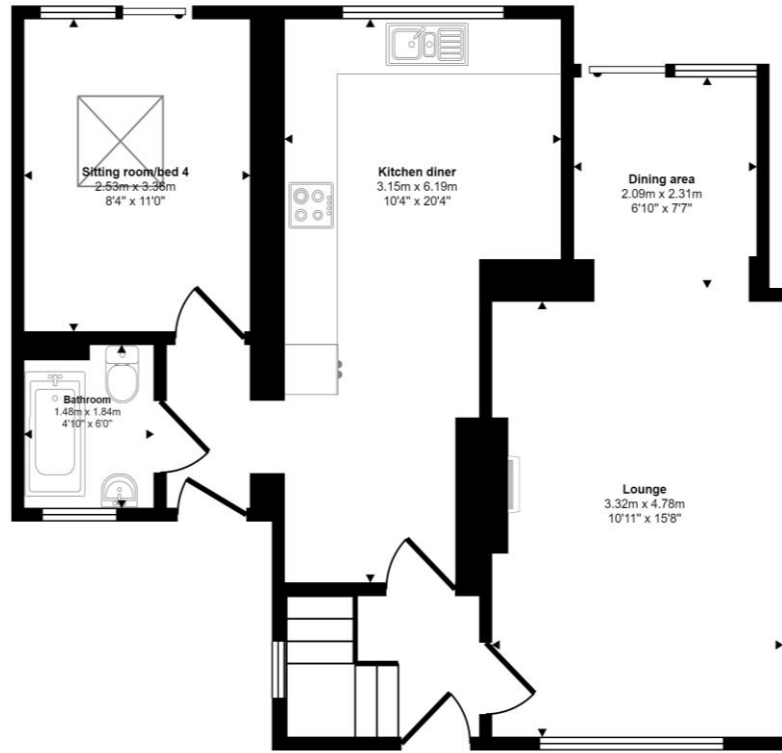


The bright and airy accommodation is gas centrally heated and rooms include a hall, a good size lounge has a dining area off, an L-shaped kitchen diner, the sitting room/fourth bedroom and the downstairs bathroom. Stairs from the hall lead to the first floor where three fantastic bedrooms and the upstairs shower room will be found. A double width driveway provides off road parking and there is a south facing rear garden which completes the property. Freehold. Council tax band B. No chain involved!

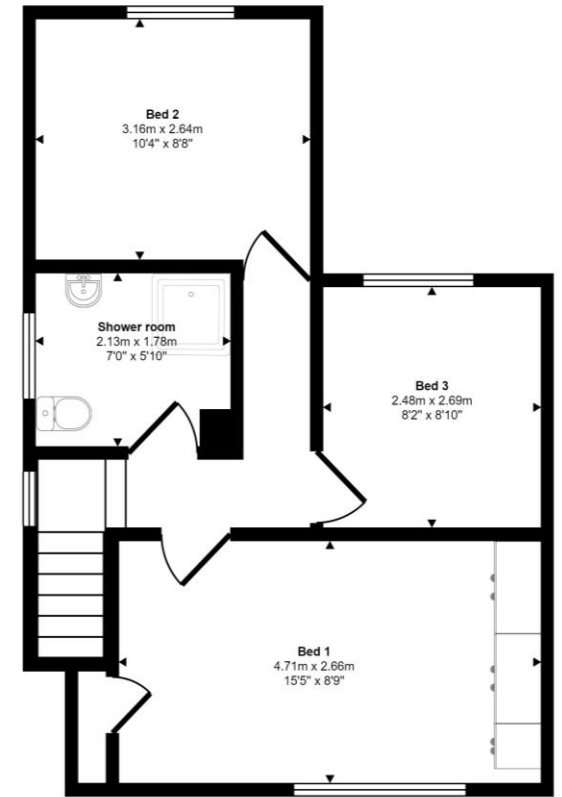


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approx Gross Internal Area  
98 sq m / 1055 sq ft



Ground Floor  
Approx 58 sq m / 627 sq ft



First Floor  
Approx 40 sq m / 428 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.