



10 Horace Grove, Heaton Norris, Stockport, SK4 2LP

JohnMellor



An excellent three bedroom garden terrace property affording spacious living accommodation in a well established part of The Heaton and conveniently located for local amenities catering for most of the everyday wants and needs. In addition there are bus services into both Stockport and Manchester centres and Heaton Chapel train station is just a 0.8 mile walk away. Bright and airy rooms are warmed by gas central heating (new Worcester boiler 2024) and ground floor rooms include a welcoming a hall with understairs storage, a lounge and the dining room to the rear opens up into the extended kitchen and has a breakfast bar divider unit.

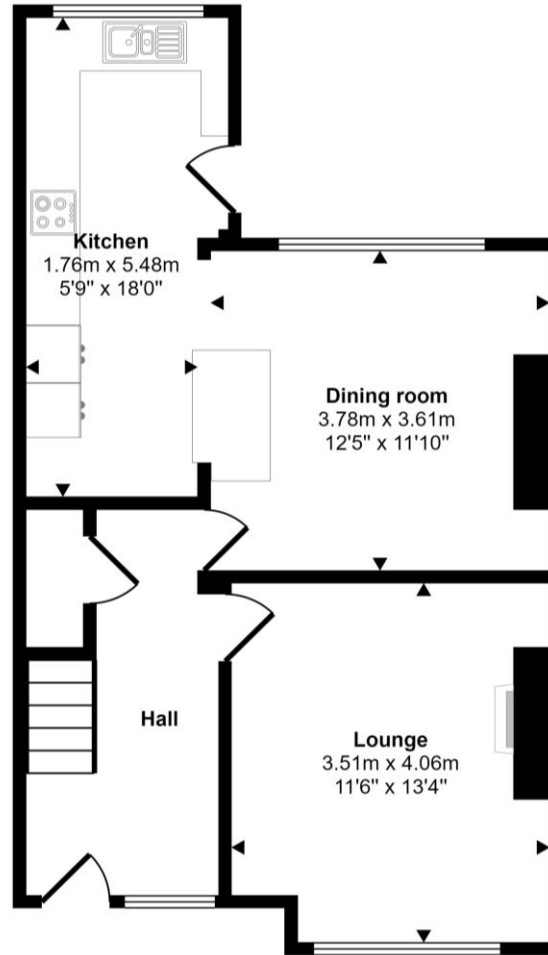


Stairs from the hall lead to the first floor where the three well proportioned bedrooms and the re-fitted bathroom (2023) with a white suite will be found. The windows are also double glazed. There is a small front garden together with a rear garden area which is south easterly facing. The property is leasehold for the remainder of a 999 year term from 1907 *with a ground rent of £2.50 per annum. Council tax band B.*

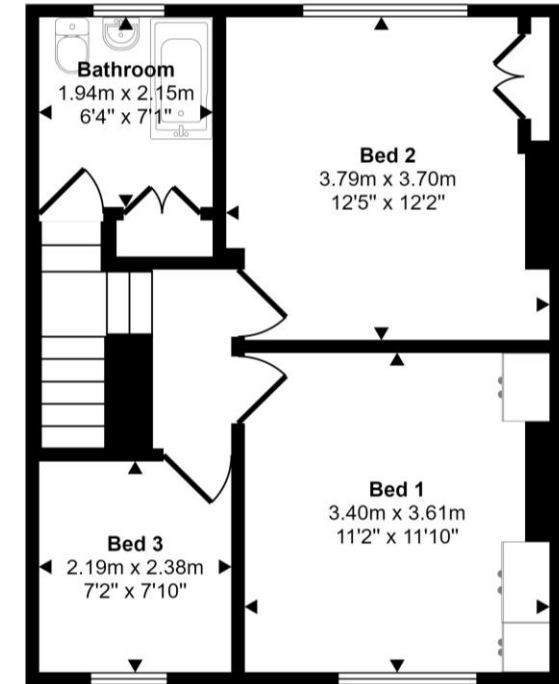


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
92 sq m / 994 sq ft



Ground Floor
Approx 50 sq m / 537 sq ft



First Floor
Approx 42 sq m / 457 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