



20 Carlton Road, Heaton Mersey, Stockport, SK4 3LA

JohnMellor



A most attractive three bedroom detached family home built to a traditional bay window design and benefitting from a two storey extension to the rear. The property is in need of some updating but it has undergone some most welcome improvement works over the last three years including a new tiled roof in 2022, some new windows and a new gas central heating combination boiler fitted in 2022. Ground floor rooms include a welcoming hall, a large through lounge with feature inglenook and French door to the rear (replaced 2023), a dining room and a kitchen.

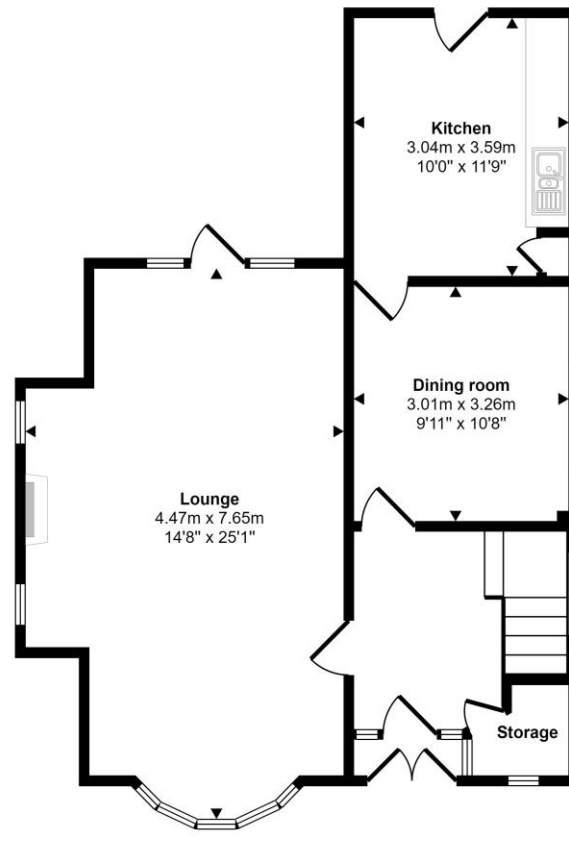


A turning staircase from the hall leads to the first floor where the three bedrooms, a study and a bathroom with a separate wc will be found. There is a good size rear garden and a long driveway provides ample off road parking and leads to a substantial double length brick garage which is approximately 36 foot in length. Carlton Road forms part of a highly desirable residential part of the Heaton and is convenient for local amenities catering for most of the everyday wants and needs as well as being in catchment for schools of high repute for all ages. Freehold. Council tax band E. No chain involved!

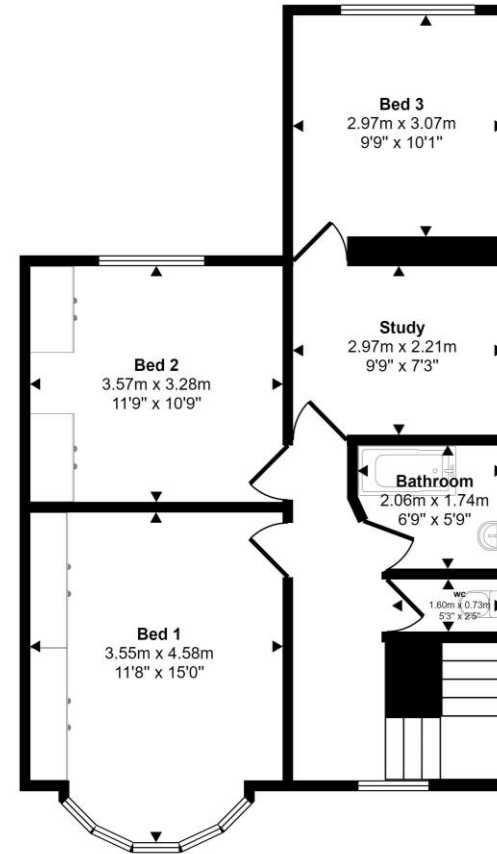


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	55	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

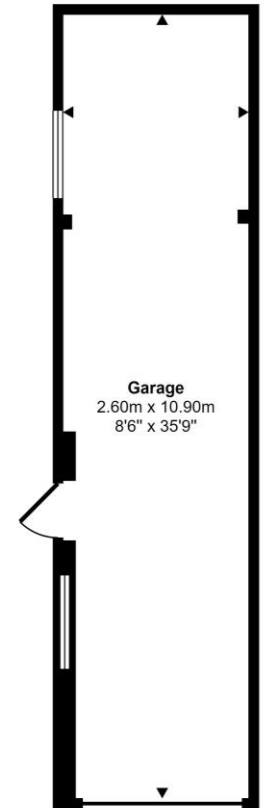
Approx Gross Internal Area  
150 sq m / 1616 sq ft



Ground Floor  
Approx 62 sq m / 670 sq ft



Second Floor  
Approx 59 sq m / 640 sq ft



Garage  
Approx 28 sq m / 306 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.