



10 Nelstrop Road, Heaton Chapel, Stockport SK4 5LX

JohnMellor



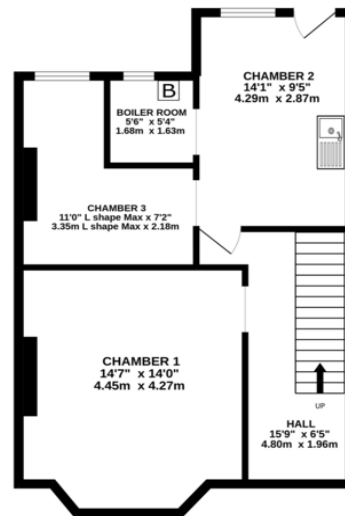
NO VENDOR CHAIN - We are pleased to offer for sale this substantial three bedroom bay fronted period property, offering spacious living accommodation throughout and benefits from an enclosed rear garden and full cellars. The property is in need of updating but all the ingredients are there to put your own stamp on it. Located close to the centre of Heaton Chapel within walking distance of a range of fashionable bars, shops and restaurants plus for the commuter within easy reach of public transport links with Heaton Chapel station with its fast train links into Manchester city centre just 0.5 of a mile away.



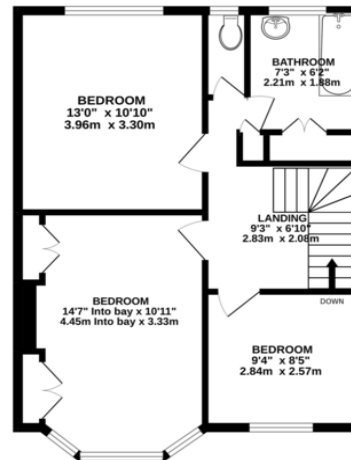
The property is warmed by gas central heating and in brief comprises, entrance hall with a door off to a downstairs w.c and stairs rising to the first floor, generous lounge with bay window to the front, separate dining room and a kitchen complete the downstairs accommodation. To the first floor is a bathroom and separate w.c. plus three bedrooms. The cellars comprise a hallway plus three chambers providing useful storage areas with a door and steps up to the rear garden. To the front is a walled garden and pathway, whist the rear includes a delightful garden laid to lawn with shrubs and bushes. The property is Leasehold with a 950 Year lease (880 years remaining) and £5 per annum ground rent payable. Council Tax Band C.



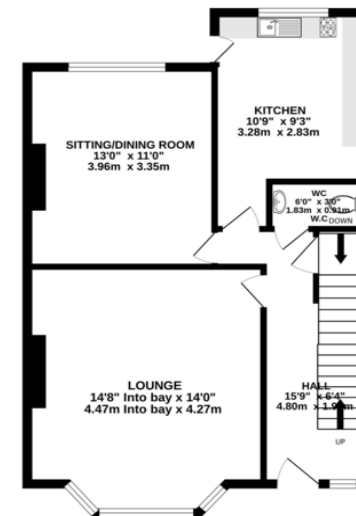
BASEMENT
570 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.



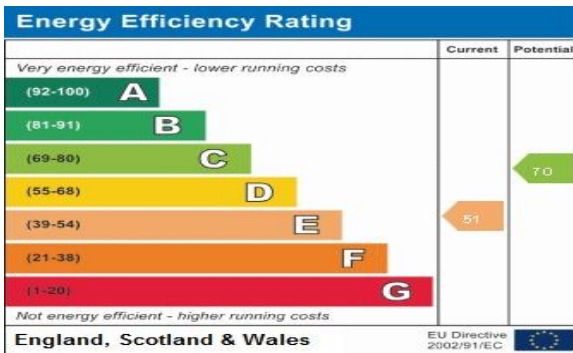
GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



10 NELSTROP ROAD, HEATON CHAPEL, STOCKPORT SK4 5LX

TOTAL FLOOR AREA : 1725 sq.ft. (160.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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