



93 Craig Road, Heaton Mersey, Stockport, SK4 2BJ

JohnMellor





A three bedroom semi detached family home **IN NEED OF FULLY MODERNISING THROUGHOUT** and offering potential buyers the opportunity to carry out works to their own tastes and requirements. The accommodation comprises a hall, a large through lounge, a kitchen and to the first floor there are three bedrooms and a bathroom.





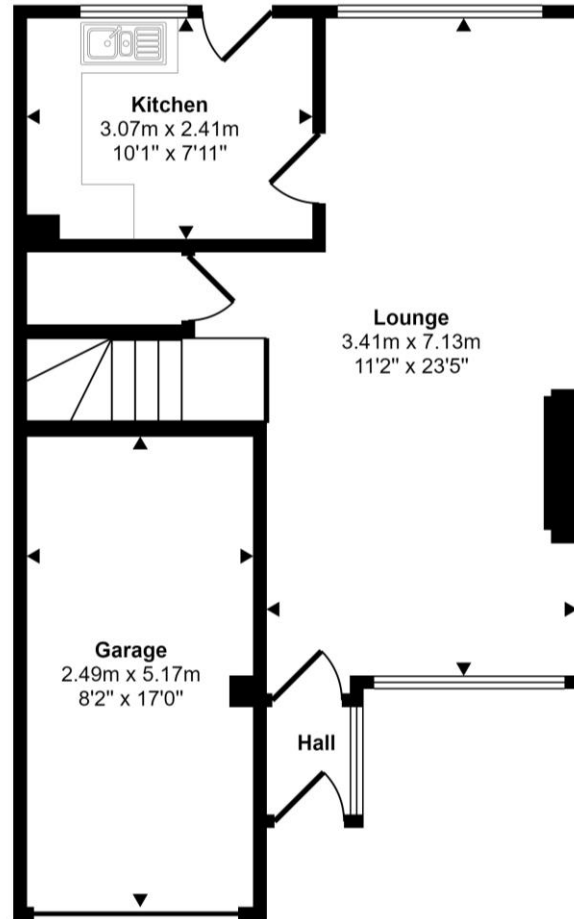
A driveway provides off road parking and leads to an integral brick garage. There is a rear garden which has a southerly aspect and backs on to Mersey Vale Nature Park. Leasehold for the remainder of a 999 year term from 6 April 1973 *with a ground rent of £18.00 per annum.* Council tax band C.



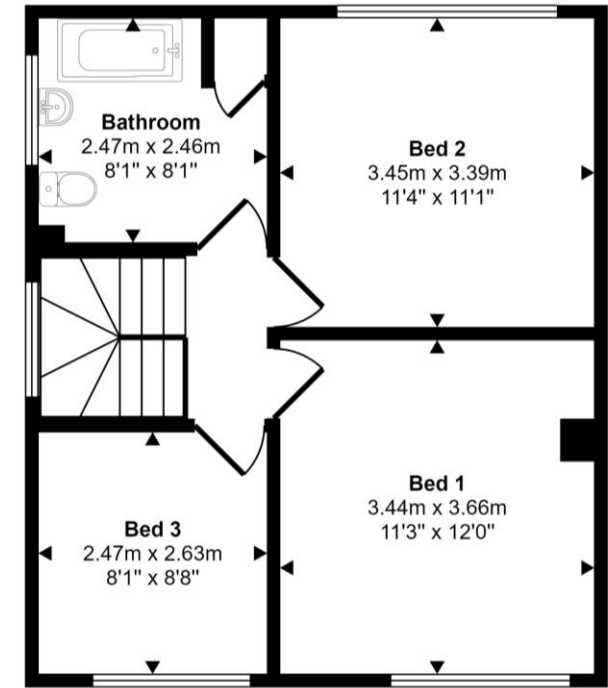


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	35	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Internal Area  
95 sq m / 1021 sq ft



Ground Floor  
Approx 51 sq m / 550 sq ft



First Floor  
Approx 44 sq m / 471 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.