



25 Grosvenor Road, Heaton Moor, Stockport, SK4 4EE

JohnMellor



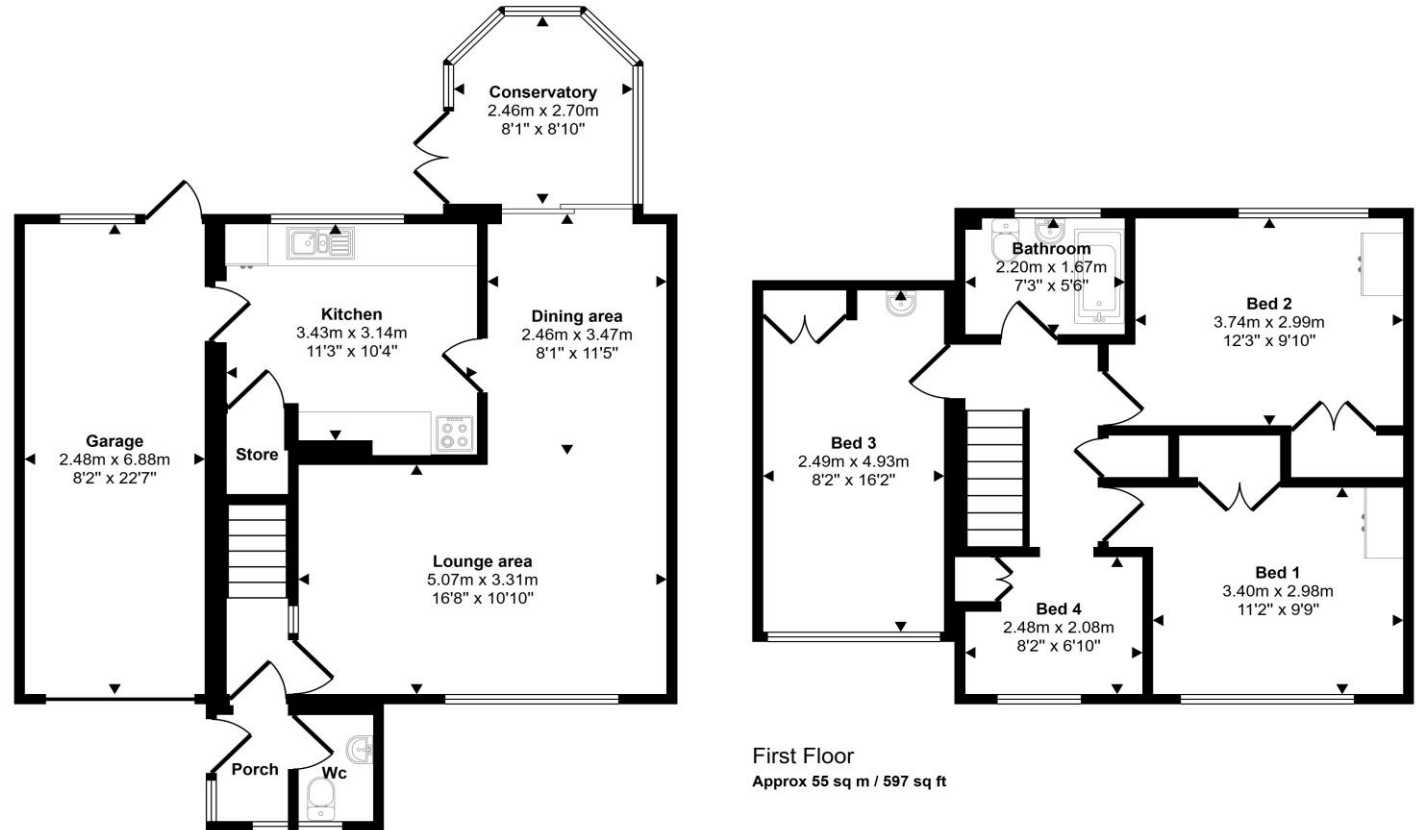
A FOUR BEDROOM modern mews property ideally situated just a short stroll away from local amenities including shops, bars, restaurants, cafes, sports facilities, schools for all ages and the beautiful Savoy cinema. In addition for the commuter buses operate into both Stockport and Manchester centres and Heaton Chapel train station is just a 0.8 mile walk away. The accommodation is in need of updating but all the ingredients are there for a purchaser to carry out improvements to their own tastes and requirements.



Ground floor rooms include a hall with a cloaks/wc off, a large L-shape lounge with a dining area leads into a conservatory and there is a kitchen. Stairs from the hall lead to the first floor where the four bedrooms and family bathroom will be found. A driveway to the front provides off road parking and leads to an integral brick garage which is over 22 feet in length. The property is gas centrally heated and upvc double glazed. Gardens to the front and rear complete what is sure to be a fantastic family home. The property is freehold and council tax band C. No chain involved!



Approx Gross Internal Area  
127 sq m / 1364 sq ft



Ground Floor  
Approx 71 sq m / 767 sq ft

First Floor  
Approx 55 sq m / 597 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**JohnMellor**

182 Heaton Moor Road, Heaton Moor,  
Stockport, Cheshire, SK4 4DU  
Tel: 0161 442 4142  
sales@john-mellor.co.uk  
www.john-mellor.co.uk

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