



4b Stanley Road, Heaton Moor, Stockport, SK4 4HL

JohnMellor



A modern THREE BEDROOM END MEWS PROPERTY ideally situated right in the heart of Heaton Moor within walking distance of both ends of "The Moor" where local shops, bars, restaurants and cafes will be found as well as the beautiful Savoy cinema. For the commuter there are buses running along Heaton Moor Road and Heaton Chapel train station is just a 0.5 mile stroll away and operates into both Stockport and Manchester centres. The accommodation needs updating but all the ingredients are there for a purchaser to carry out improvements to their own taste and requirements.

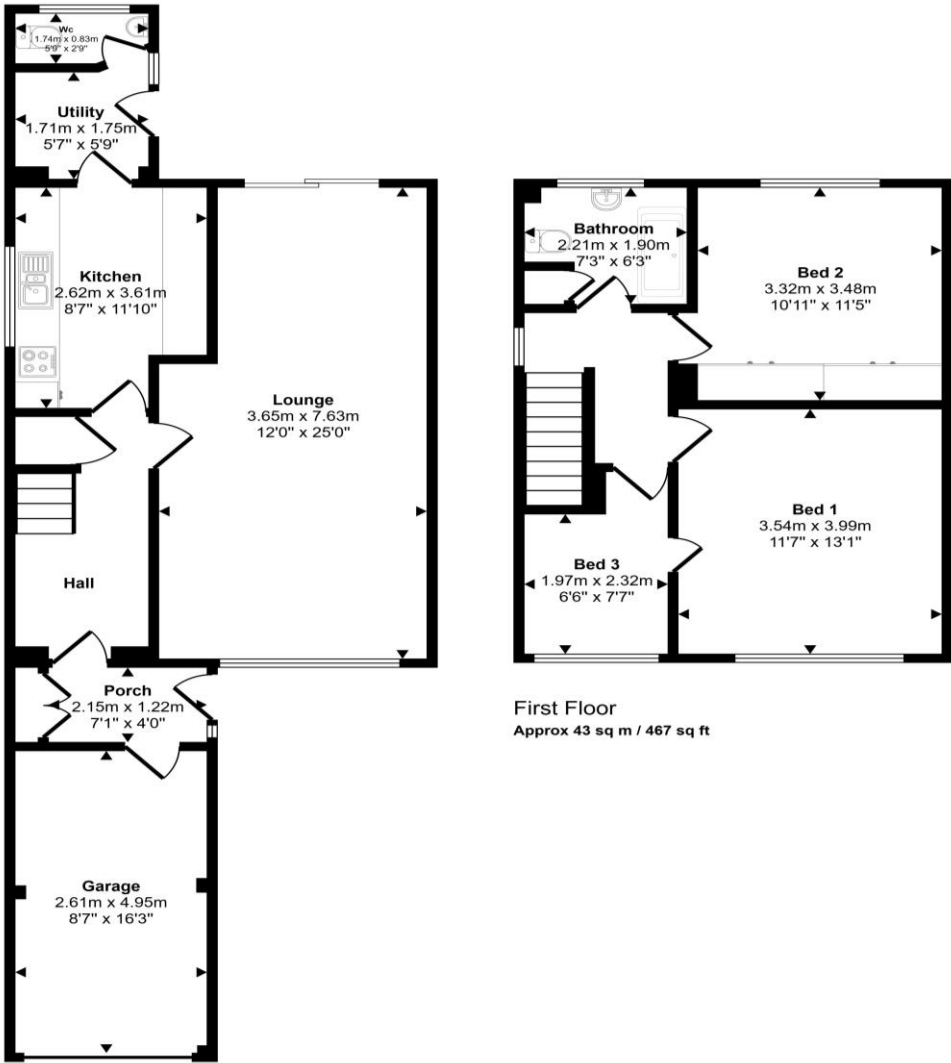


There is also a small rear extension providing a utility and downstairs wc. Gas central heating is installed, and the windows are double glazed. The property is set back from the road allowing ample off road parking with the further advantage of an attached garage with a rear door to it leading directly into the porch. A further benefit to being the end mews is a path down the side of the house which leads to the enclosed rear garden area with a southerly aspect. Freehold. Council tax band C. No chain involved.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	84
EU Directive 2002/91/EC		

Approx Gross Internal Area
108 sq m / 1165 sq ft



First Floor
Approx 43 sq m / 467 sq ft

Ground Floor
Approx 65 sq m / 697 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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