



9 Burnside Avenue, Heaton Chapel, Stockport, SK4 5HY

JohnMellor



A THREE DOUBLE BEDROOM SEMI DETACHED family home built to a traditional bay window design and benefitting from a two storey side extension. The property is ideally situated at the head of a cul-de-sac being free from through traffic and there is a driveway providing off road parking. The accommodation is in need of fully modernising throughout but all the ingredients are there for a purchaser to carry out improvements to their own taste and requirements. Ground floor rooms include a hall, a lounge, a sitting/dining room, a kitchen, a long utility/storage room and there is an attached workshop at the back of the kitchen.

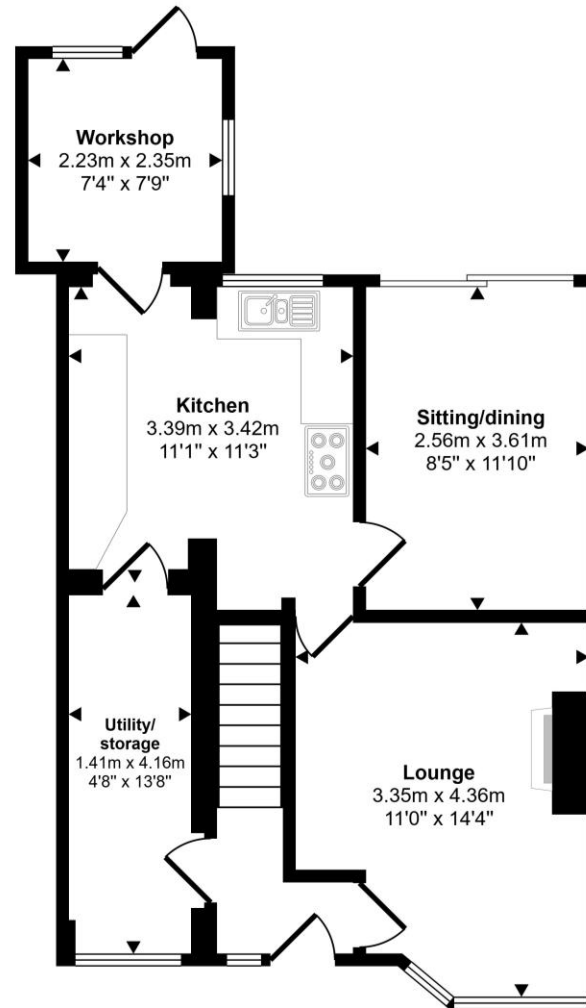


Stairs from the hall lead to the first floor where the three excellent double bedrooms and the bathroom will be found. The property has a modern Worcester combination boiler but there are only two radiators in the house. The rear garden is enclosed and will also need tending. Burnside Avenue is conveniently located for local amenities in both The Heaton and Reddish which cater for the everyday wants and needs. For the commuter Heaton Chapel train station is just a 0.8 mile walk away and operates into both Stockport and Manchester centres. The property is freehold and council tax band B. No chain involved!

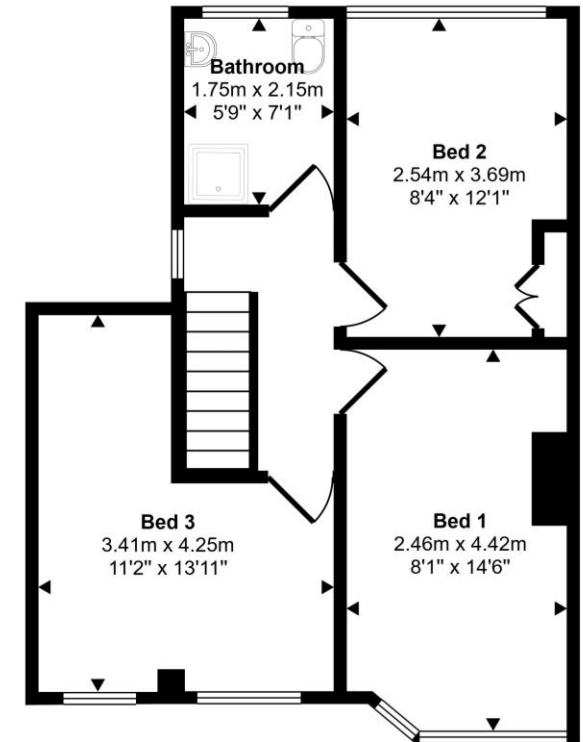


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	59	74
	EU Directive 2002/91/EC	

Approx Gross Internal Area
95 sq m / 1023 sq ft



Ground Floor
Approx 53 sq m / 569 sq ft



First Floor
Approx 42 sq m / 453 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.

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