



14 Knutsford Avenue, Heaton Chapel, Stockport, SK4 5LQ

JohnMellor



A three bedroom semi detached family home situated in a popular and much sought after part of The Heaton and on a cul-de-sac being free from through traffic. The property requires fully modernising throughout and we would advise buyers to look at the "virtual tour" to familiarise themselves with the property and works required before arranging a viewing in person. Rooms include a hall, a lounge, a separate dining room, a kitchen, three bedrooms and a bathroom with a separate wc.

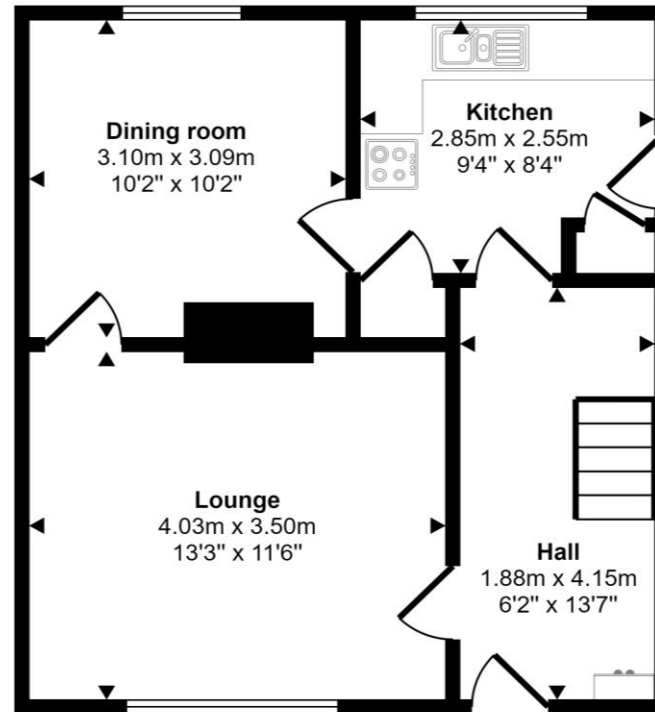


There is a driveway providing off road parking, two brick storage sheds and a large south westerly facing rear garden. Knutsford Avenue is conveniently located for amenities in both The Heaton and Reddish including, shops, bars, restaurants and schools for all ages. For the commuter Heaton Chapel train station is just a 1.0 mile walk away and operates into both Stockport and Manchester centres. The property is freehold and in council tax band B.

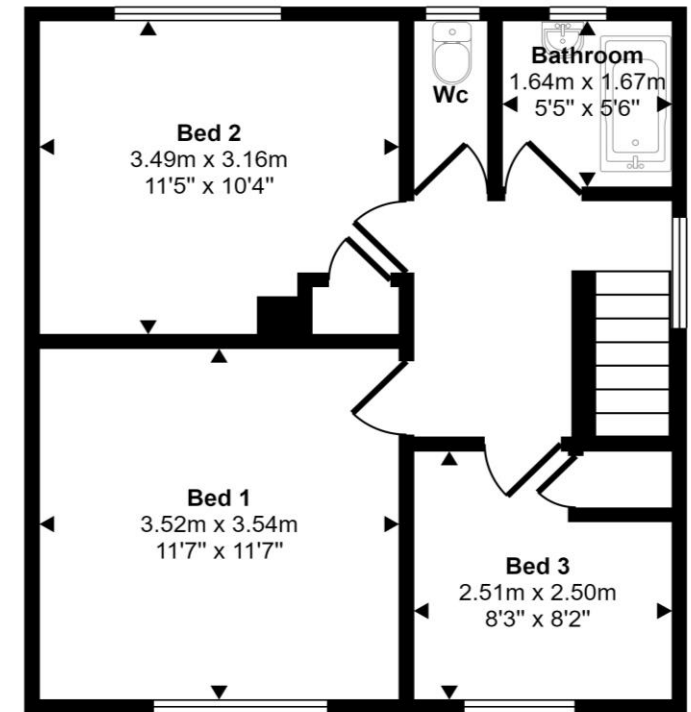


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area
84 sq m / 900 sq ft



Ground Floor
Approx 41 sq m / 445 sq ft



First Floor
Approx 42 sq m / 455 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.