

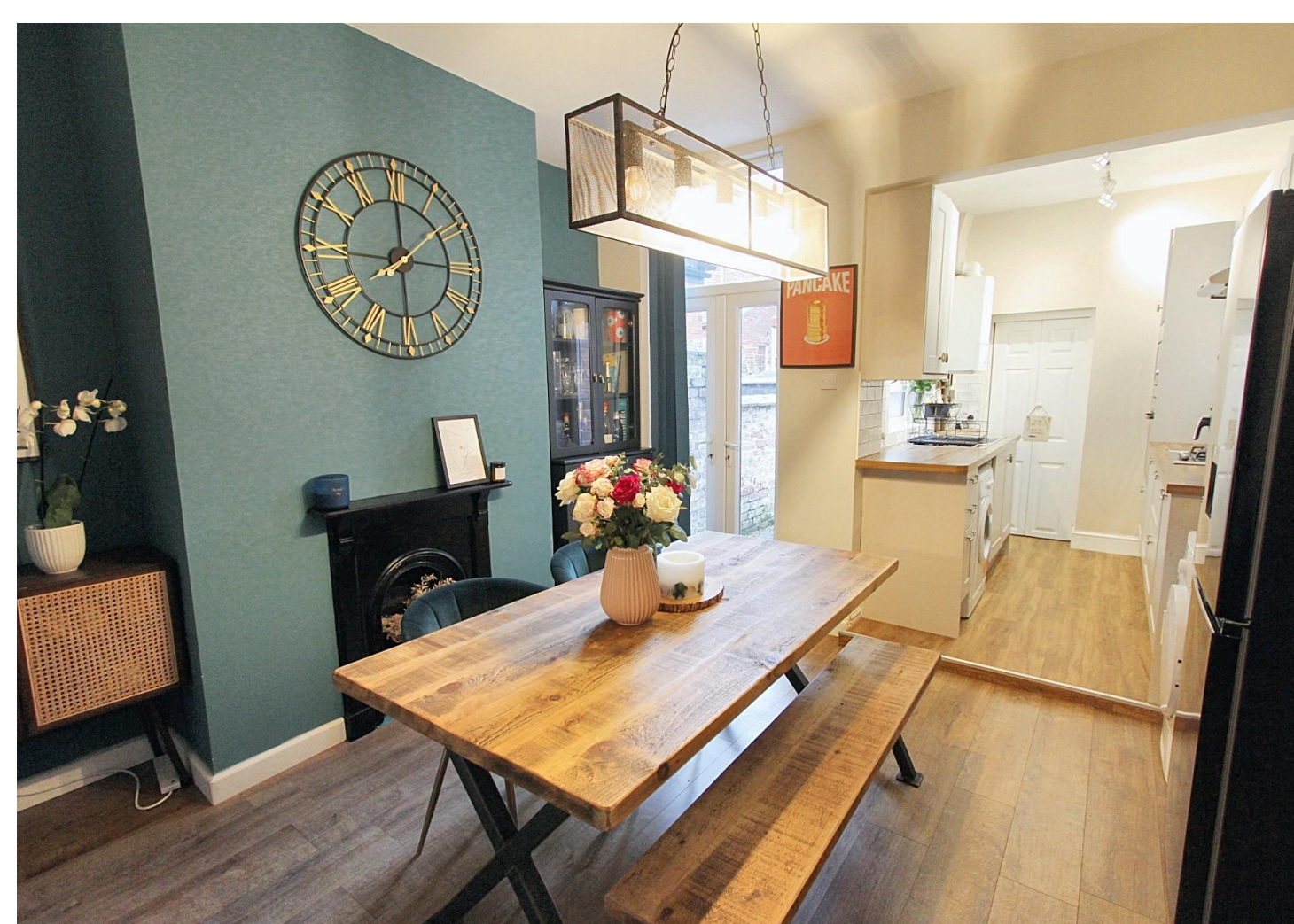


73 All Saints Road, Heaton Norris, Stockport, SK4 1QA

JohnMellor



Must be viewed! A delightful larger style two double bedroom mid terrace property affording superbly presented living accommodation which is sure to please even the most discerning of buyers. The property is neatly laid out and beautifully decorated rooms include a lounge with a wood stove, an inner hall leads to the rear dining room, which has a feature period fireplace and upvc patio doors, and completing the ground floor is the kitchen which in turn leads to a downstairs cloakroom/wc. Stairs off the dining room lead down to the cellar which provides excellent storage space.

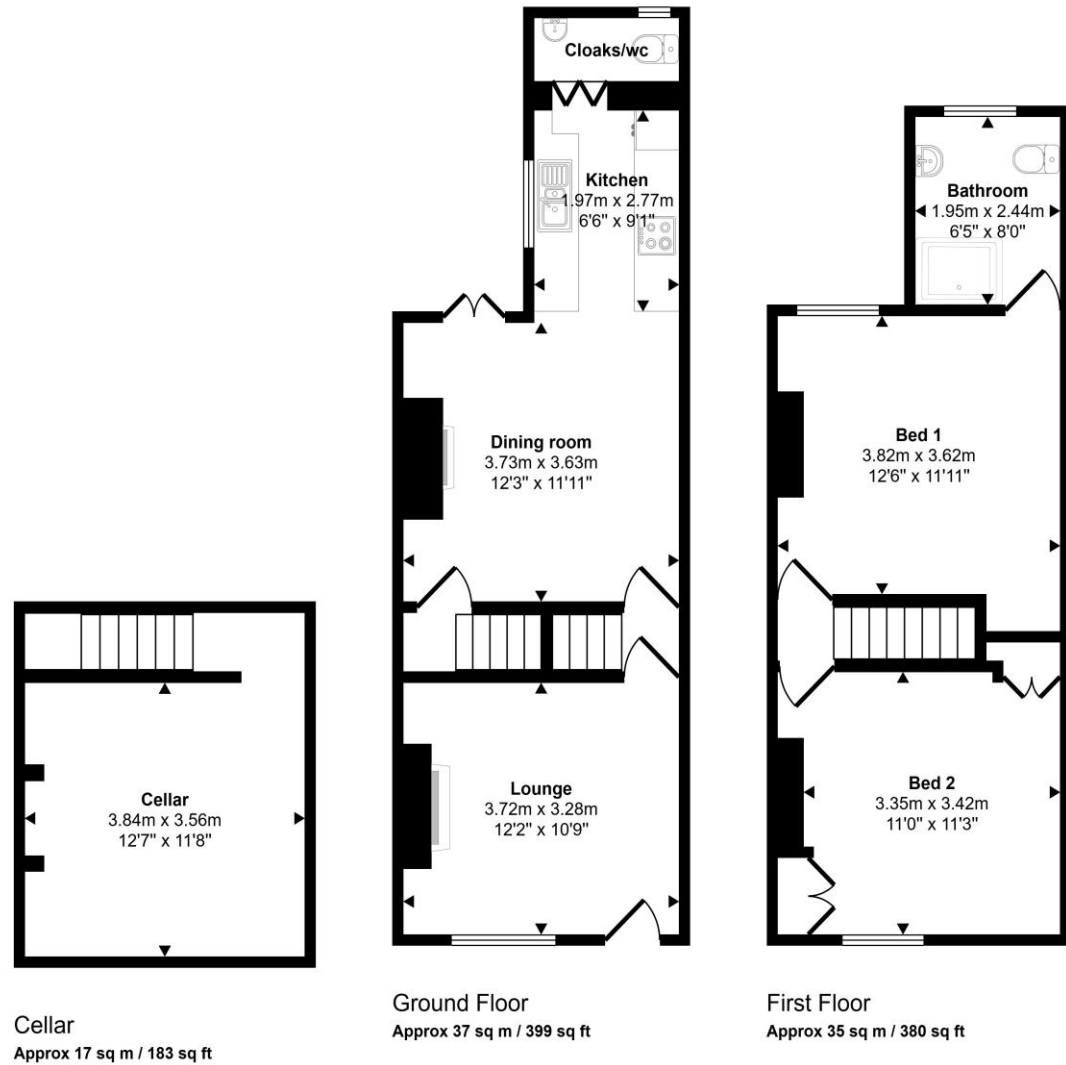


From the inner hall stairs go up to the first floor where the two double bedrooms and the en-suite shower room will be found. The rear garden area is enclosed and southerly facing. Rooms are warmed by gas central heating which combines with upvc double glazing. All Saints Road is convenient for local amenities catering for the everyday wants and needs and for commuters Heaton Chapel train station is just a 0.9 mile stroll away and operates into both Stockport and Manchester centres. The property is freehold and council tax band A.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	62	
(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
89 sq m / 962 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