



9 St. Leonards Road, Heaton Chapel, Stockport, SK4 2RD

JohnMellor





A most attractive and larger style period semi detached family home affording three bedroomed living accommodation with the added benefit of a useful basement and a good size loft storage area accessed via pull down ladders. The property is in need of updating throughout but has all the ingredients for a purchaser to carry out improvements to their own taste and requirements. Spacious rooms include a welcoming hall with a spindled staircase, a lounge, a separate sitting/dining room and kitchen which has stairs down to the basement. To the first floor are the three excellent bedrooms, a good size bathroom and the loft access with pull down ladders.



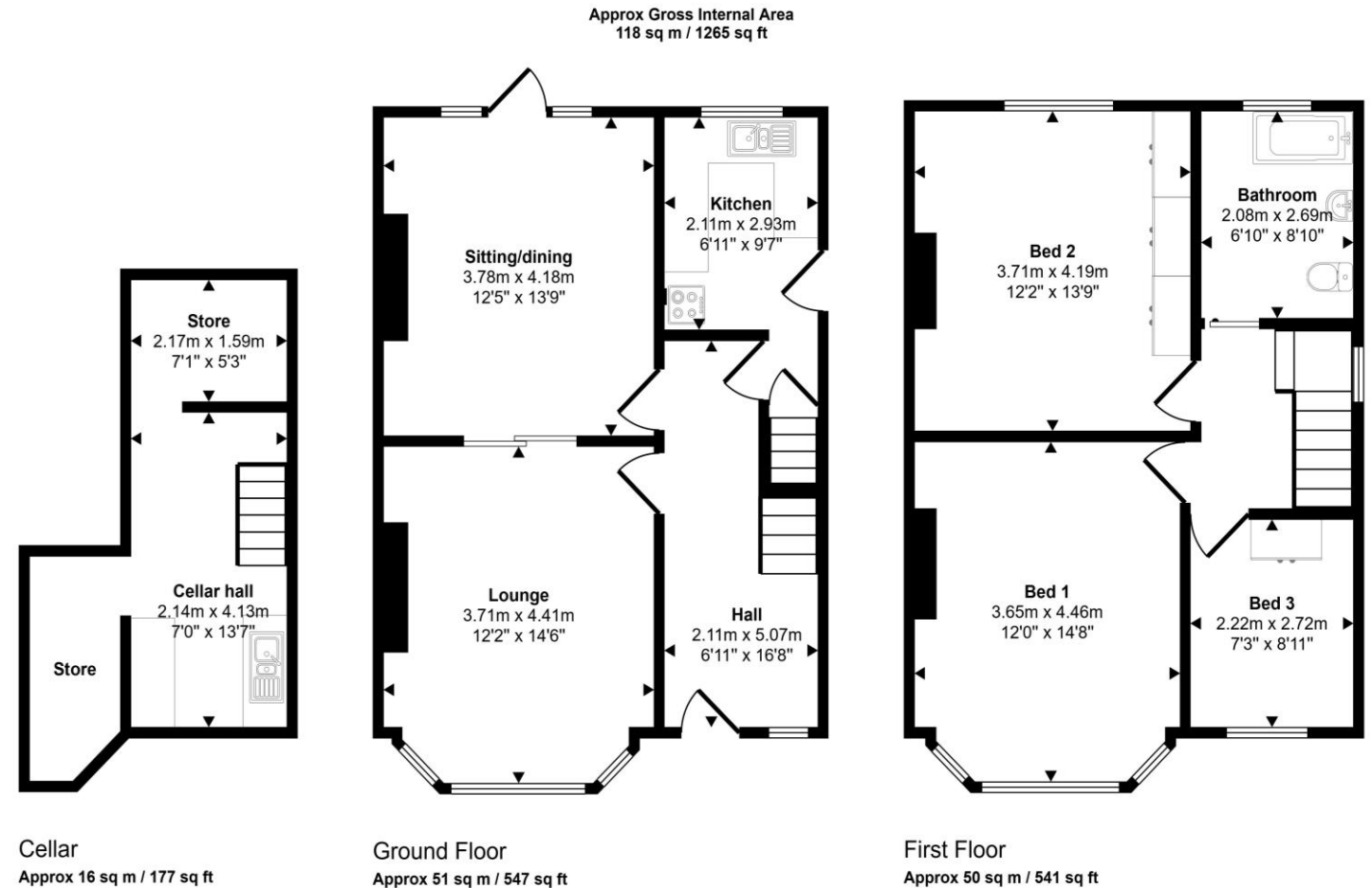


There is a shared side pathway leading to the rear where there is a garage, used purely for storage, and the rear garden which is a good size and benefits from a south westerly facing aspect. St. Leonards Road is convenient for local amenities catering for the everyday wants and needs together with schools, sports facilities and bars, restaurants and cafes. For the commuter Heaton Chapel train station is just a 0.4 mile walk away and operates into both Stockport and Manchester centres. The property is freehold and in council tax band D. No chain Involved!





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	61	82
England & Wales		
	EU Directive 2002/91/EC	



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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