



12 Holly Road, Heaton Chapel, Stockport, SK4 5AB

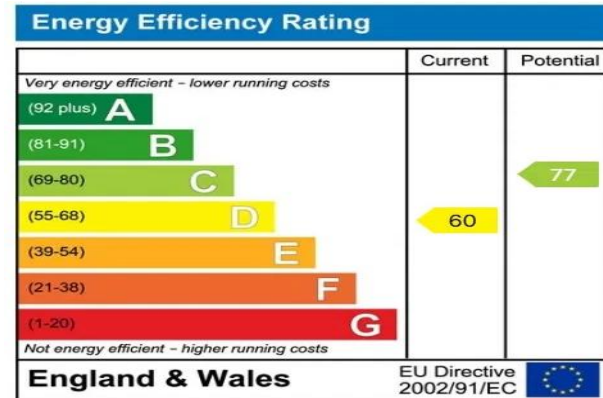
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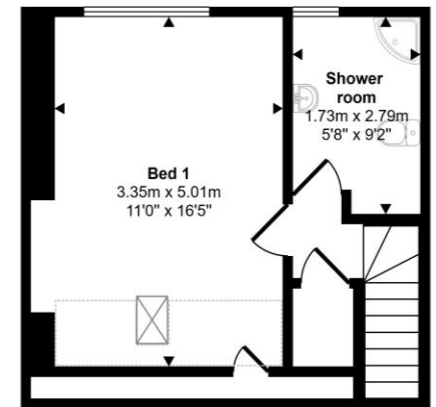
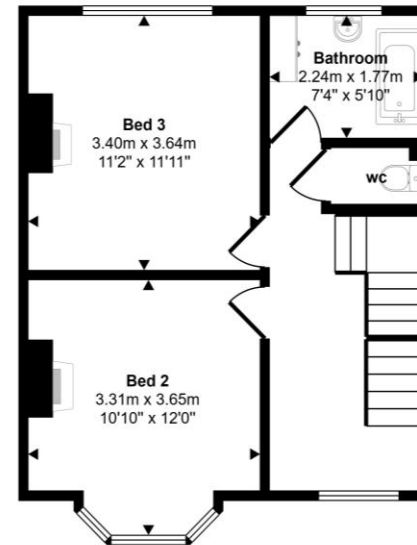
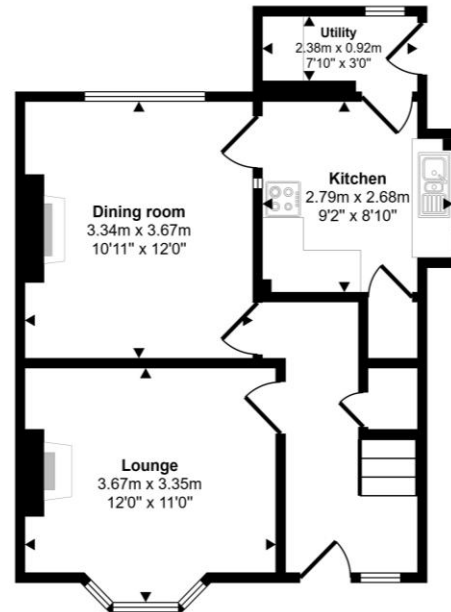
A most attractive **THREE DOUBLE BEDROOM** semi detached family home which boasts the addition of a fantastic loft conversion providing a second floor where the large main bedroom and a shower room will be found. The bright and airy accommodation is tastefully decorated throughout and rooms include a welcoming hall with understairs storage, a lounge, a separate dining room leads to the kitchen and there is a utility area to the rear. Stairs from the hall lead to the first floor landing where there is space for a computer desk and in addition there are two double bedrooms and a bathroom with a white suite.



The property is warmed by a gas central heating system (boiler fitted 2022) and double glazing is installed. A driveway provides off road parking with an electric charging point and there is a rear garden which enjoys a southerly aspect. Holly Road is convenient for local amenities including shops, bars, restaurants and schools. In addition for the commuter buses run regularly along the A6 and Heaton Chapel train station is just a 0.3 mile walk away and operates into both Stockport and Manchester centres. Leasehold for the remainder of a 999 year term from 1867 with a ground rent of £4.00 per annum. Council tax band C. Viewing highly recommended!



Approx Gross Internal Area
115 sq m / 1233 sq ft



Denotes head height below 1.5m

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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