



31 Halesden Road, Heaton Chapel, Stockport, SK4 5EH

JohnMellor



Must be viewed! A stunning three bedroom semi detached family home which has been considerably and continually improved by our vendor since buying the property from our agency in 2020. The bright and airy family rooms have been tastefully decorated throughout and include a porch, a hall, a lounge and to the rear there is a very modern open family dining area and kitchen with refitted units. Stairs from the hall lead to the first floor where the three well proportioned bedrooms and the refitted bathroom will be found. The property is heated by a gas central heating system and was re-wired in 2020.

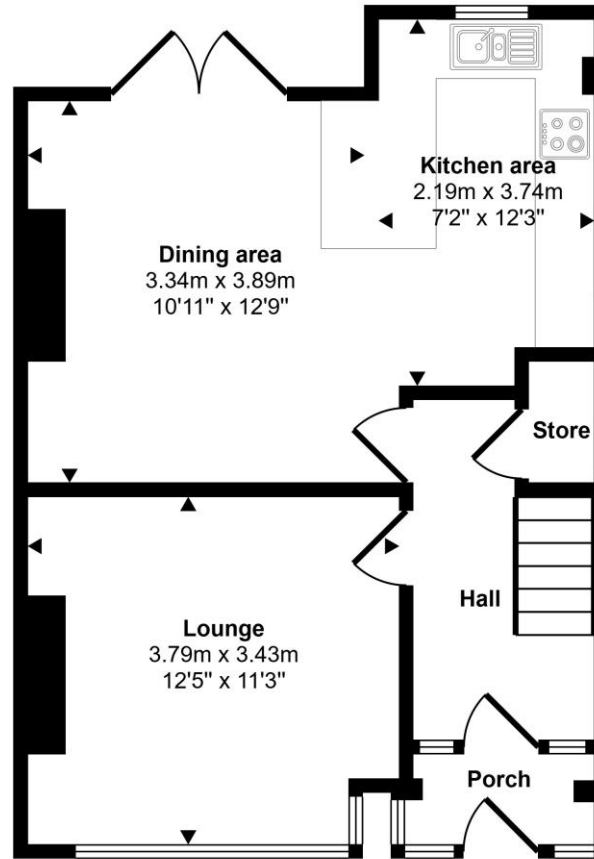


Between 2020 and 2022 the vendors also had new upvc double glazed windows and patio doors. A driveway provides off road parking and there is a detached brick garage to the rear which is used for storage. Completing this super property is the excellent size rear garden. Halesden Road is convenient for amenities in both The Heaton and Reddish catering for the everyday wants and needs. For the commuter Heaton Chapel train station is just a 0.6 mile walk away and operates into both Stockport and Manchester centres. The property is leasehold for the remainder of a 995 year term from March 1939 with a ground rent of £5.00 per annum. Council tax band C.

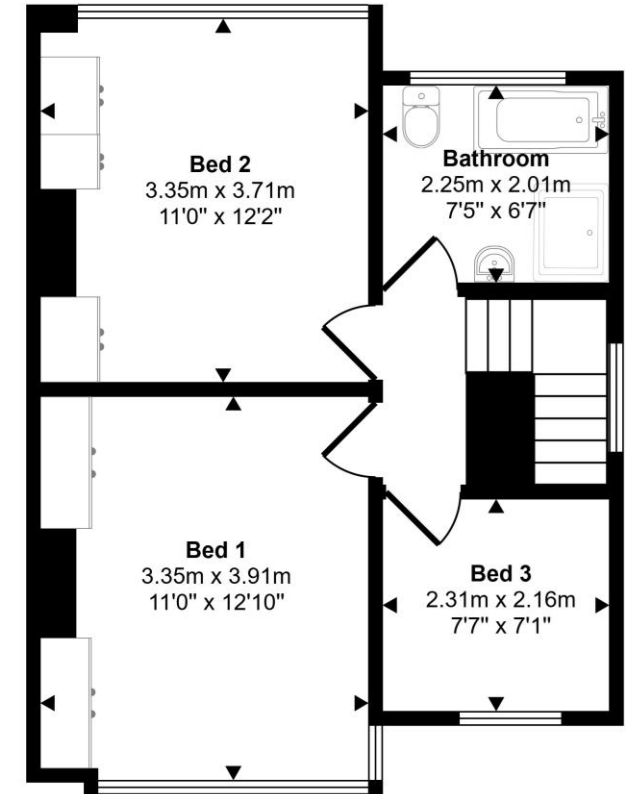


Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
	73	86
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
86 sq m / 929 sq ft



Ground Floor
Approx 45 sq m / 482 sq ft



First Floor
Approx 42 sq m / 448 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