



38 Cherry Holt Avenue, Heaton Mersey, Stockport, SK4 3PS

JohnMellor



We are delighted to be able to offer for sale this most attractive **THREE DOUBLE BEDROOM DETACHED FAMILY HOME**, ideally situated on the popular Tithe Barn Road estate which is made up of varying house styles and within walking distance of Priestnall Secondary School and Tithe Barn Primary School. The property is the very end one on the avenue and is right next to the school playing fields which in turn lead to Heaton Mersey Common with its pond, wildlife and numerous walking and cycling paths. In addition for the commuter East Didsbury Metrolink and Heaton Chapel train station are both a 1.2 mile walk away. Local shops (including Tesco Superstore) cater for the everyday wants and needs.

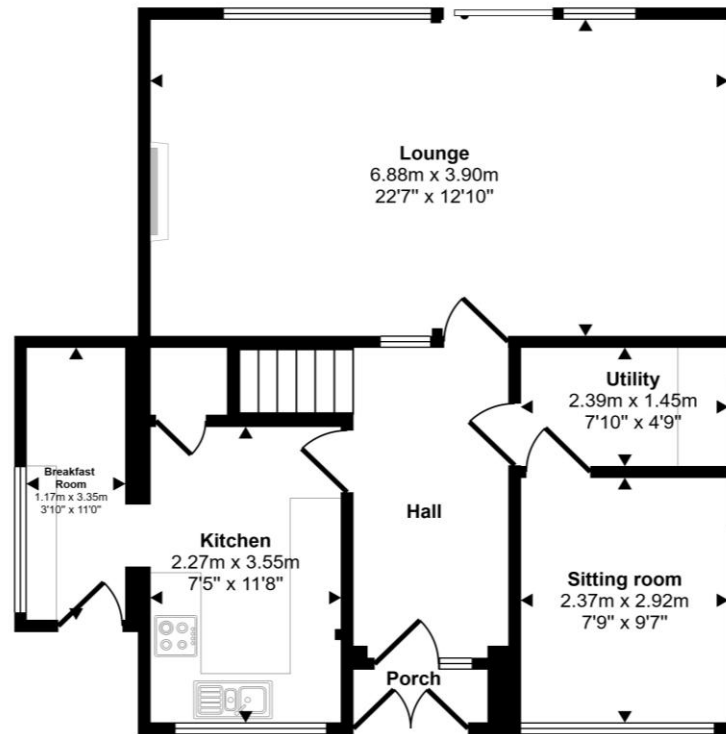


The neatly laid out accommodation includes a welcoming hall, a large lounge with a dining area, a sitting room, a kitchen, breakfast area and completing the ground floor is the utility room. A turning staircase from the hall lead to the first floor where the three double bedrooms, family bathroom and additional shower room will be found. Gas central heating is installed and combines with double glazing. To the front of the property there is a double width driveway providing off road parking and a most noteworthy feature of the property is the large rear garden which affords an excellent degree of privacy. Freehold and council tax band E. No chain involved!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

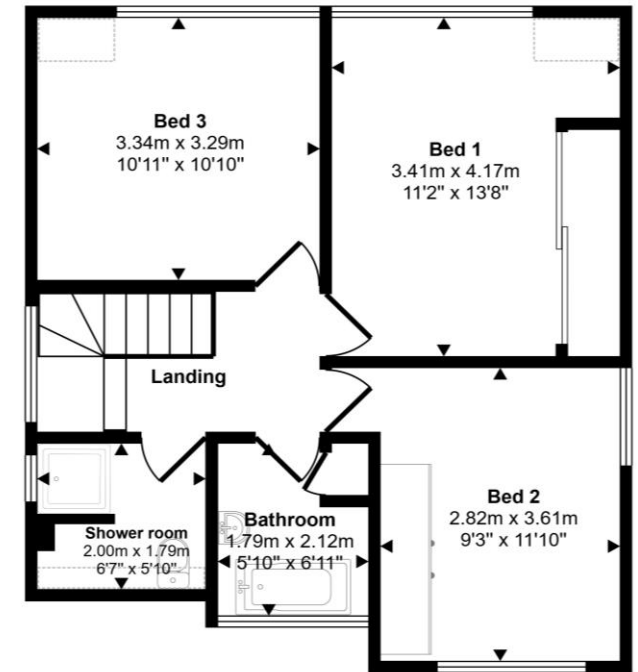
Approx Gross Internal Area
116 sq m / 1245 sq ft



Ground Floor
Approx 64 sq m / 685 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.



First Floor
Approx 52 sq m / 559 sq ft

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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