



52 Heaton Road, Heaton Moor, Stockport, SK4 4JJ

JohnMellor



A delightful two double bedroom end garden terrace property occupying a good size plot with off road parking to the front for two cars. The well presented accommodation is neatly laid out and includes a porch, a lounge, a separate sitting/dining room and a kitchen. Just off the rear reception room are the stairs which lead to the first floor and where the two double bedrooms and attractive bathroom with a white suite will be found. The property is gas centrally heated which combines with the double glazing. To the rear of the property is an enclosed garden area.

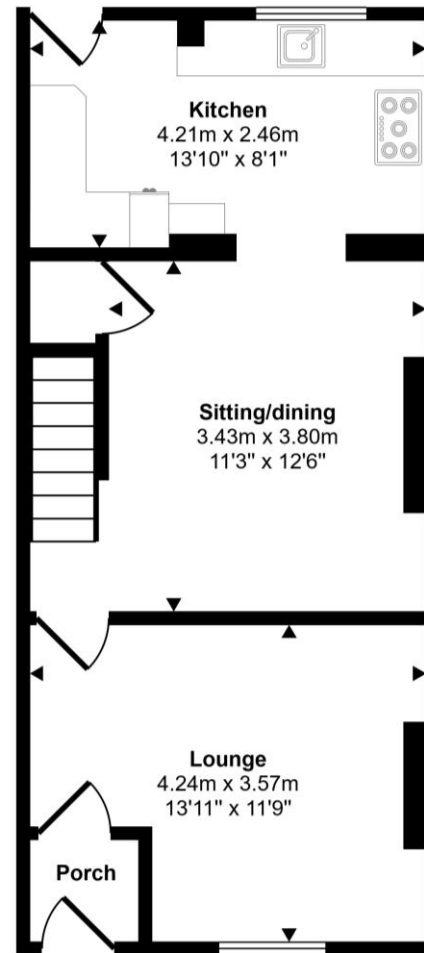


There is also a cellar chamber accessed from the cupboard off the sitting/dining room providing some additional storage. Heaton Road is convenient for all that Heaton Moor has to offer including local shops, bars, restaurants, cafes, sports facilities and the beautiful boutique Savoy cinema. For the commuter Heaton Chapel train station is just a 0.5 mile walk away and operates into both Stockport and Manchester centres. There is also a regular bus service. Freehold and council tax band C. Viewing highly recommended.

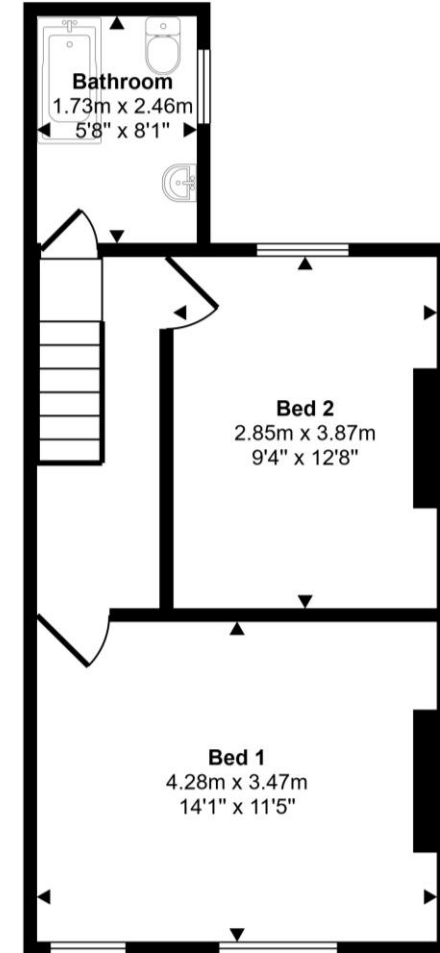


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
79 sq m / 853 sq ft



Ground Floor
Approx 43 sq m / 459 sq ft



First Floor
Approx 37 sq m / 394 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.

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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