



99 Barcicroft Road, Heaton Mersey, Stockport, SK4 3PJ

JohnMellor



A larger style three bedroom semi detached family home built to a traditional bay window design and occupying a good size plot with an excellent size rear garden, long driveway and a detached garage. The bright and airy accommodation is in need of updating but all the ingredients are there for a purchaser to carry out works to their own taste and requirements. It should also be noted that the property was rewired in 2021. Rooms to the ground floor comprise an entrance porch, a hall with a wc off, a lounge is open into the sitting/dining room and there is a long kitchen diner.

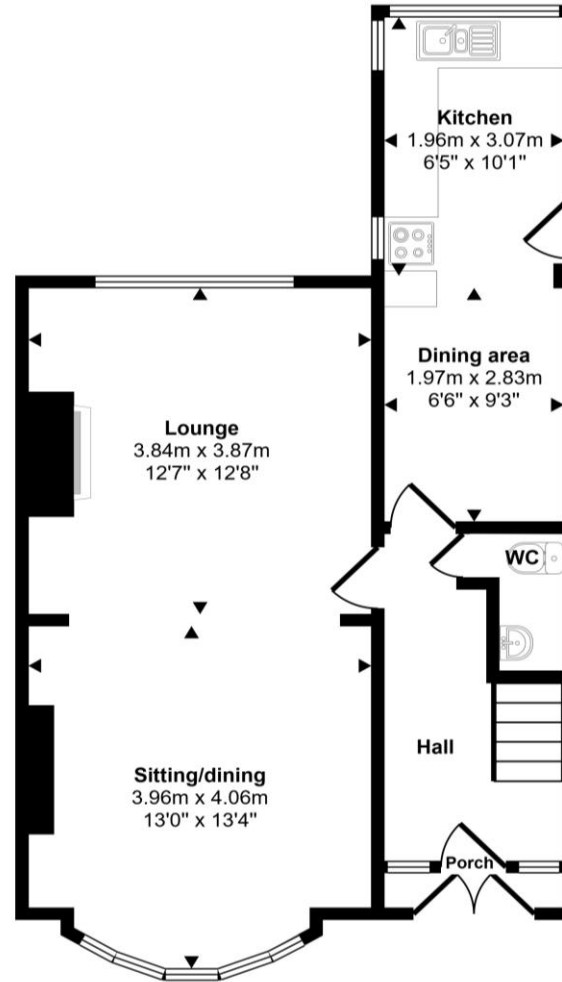


From the hall stairs lead to the first floor where the three excellent bedrooms and the bathroom with a separate wc will be found. The property also benefits from the majority of the windows being double glazed. Barcroft Road is conveniently located for local amenities catering for most of the everyday wants and needs and Tithe Barn Primary School and Priestnall Secondary School are within catchment and walking distance. The property is freehold and in council tax band C. No chain involved!

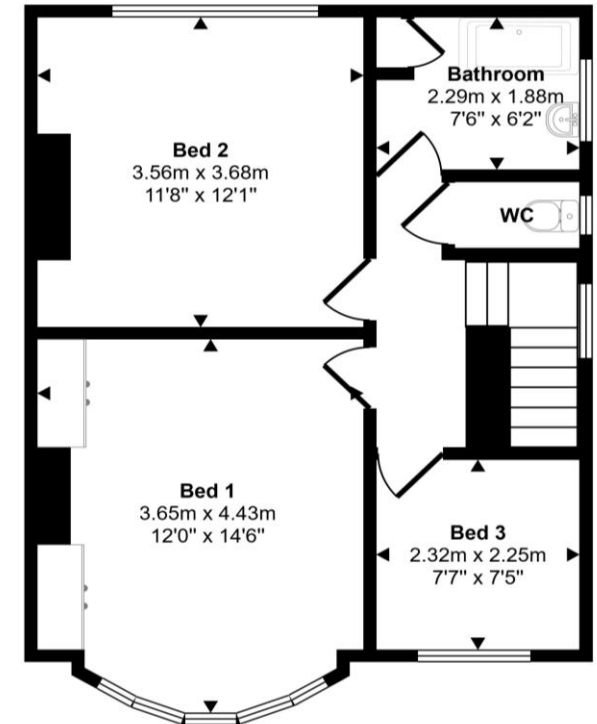


Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		
	EU Directive 2002/91/EC	
		70

Approx Gross Internal Area
100 sq m / 1072 sq ft



Ground Floor
Approx 52 sq m / 564 sq ft



First Floor
Approx 47 sq m / 508 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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