



12 Locksley Close, Heaton Norris, Stockport, SK4 2LW

JohnMellor





A beautifully appointed and extended **FOUR DOUBLE BEDROOM DETACHED FAMILY HOME** affording spacious bright and airy accommodation and ideally situated on a pleasant cul-de-sac being free from through traffic. To the ground floor there is a welcoming hall, a home office/study, a spacious lounge with double doors into the dining room, a modern dining kitchen, a superb sun lounge and a utility room with a wc off. Stairs from the hall lead to the good size landing and the four double bedrooms (the master being en-suite) and the family bathroom. The property affords lots of storage areas and is warmed by gas central heating which combines with double glazing.





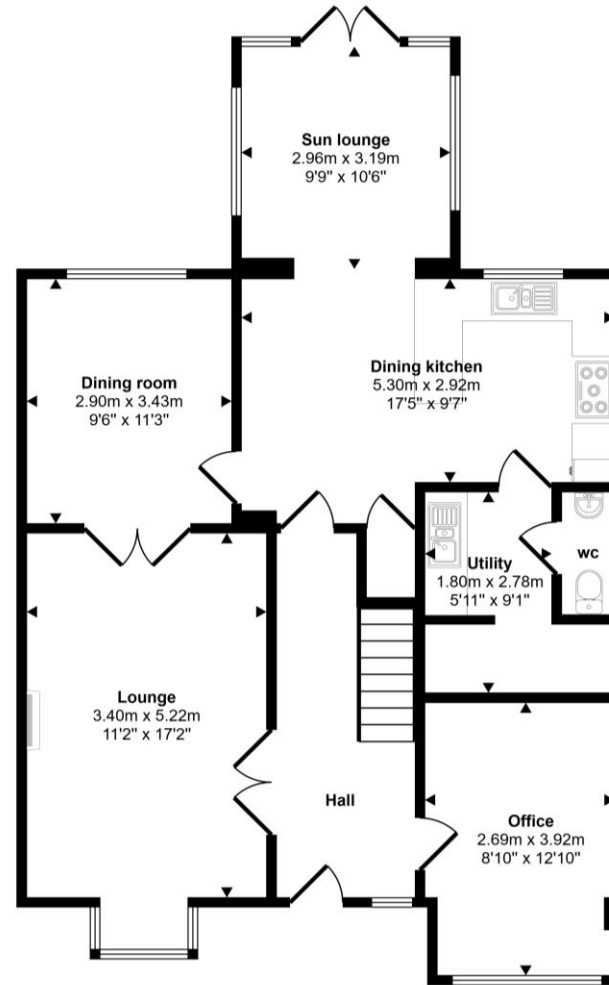
A brick block driveway to the front provides off road parking and there is a delightful rear garden which is west facing and takes advantage of the afternoon and evening sun. There are paths to all elevations. Locksley Close is just a 0.7 mile stroll to amenities in Heaton Moor catering for most of the everyday wants and needs together with schools for all ages, sports facilities and the beautiful Savoy cinema. For the commuter Heaton Chapel train station is just a 1.1 mile walk away and operates into both Stockport and Manchester centres. The property is leasehold for the remainder of a 999 year term from 1990 with a fixed ground rent of £95.00 per annum. Council tax band E. Must be viewed!





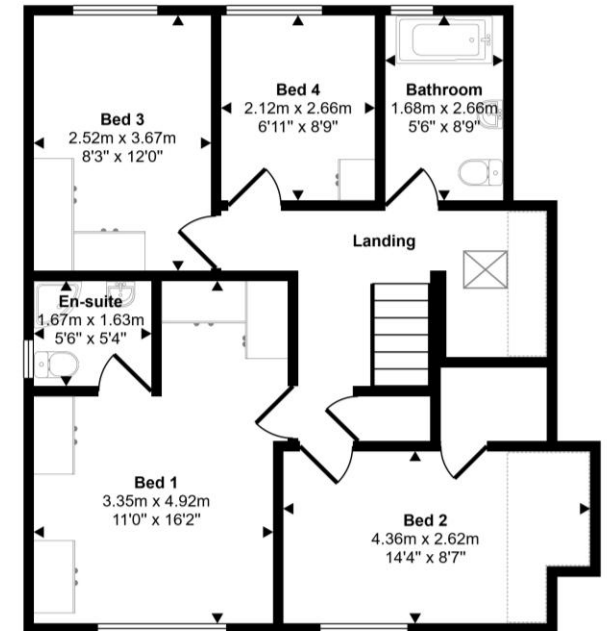
Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
	69	80
<b>England &amp; Wales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

Approx Gross Internal Area  
151 sq m / 1622 sq ft



Ground Floor  
Approx 87 sq m / 938 sq ft

Denotes head height below 1.5m



First Floor  
Approx 63 sq m / 683 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