

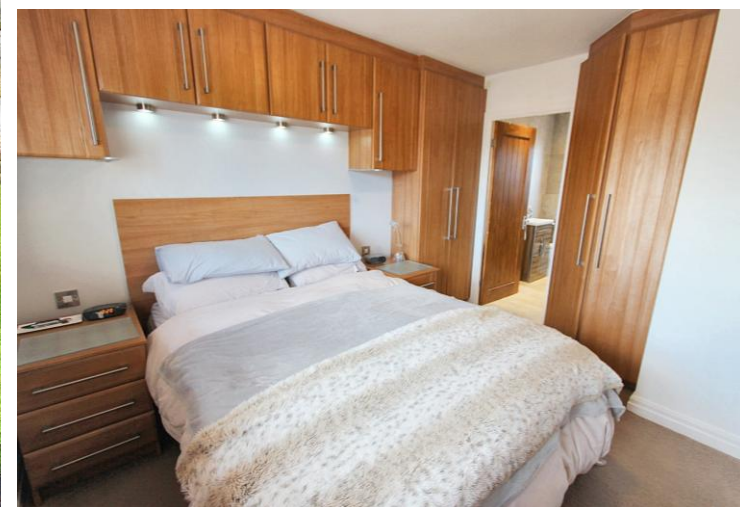


3 Marlcroft Avenue, Heaton Norris, Stockport, SK4 3LZ

JohnMellor



Must be viewed! A simply stunning four bedroom detached family home which affords much improved living accommodation including a fantastic full width rear extension with Dekko low profile aluminium lift and slide patio doors. Built by Maunders to "The Calder" design the property boasts a spacious light and airy feel with ground floor rooms to include a porch, a hall with a downstairs wc off, a good size lounge opens into the open family sitting dining living area and this in turn leads into the beautifully fitted kitchen with quality built in appliances and a utility room off. From the hall the stairs lead to the first floor where the four bedrooms, the master being en-suite, and the family bathroom will be found.

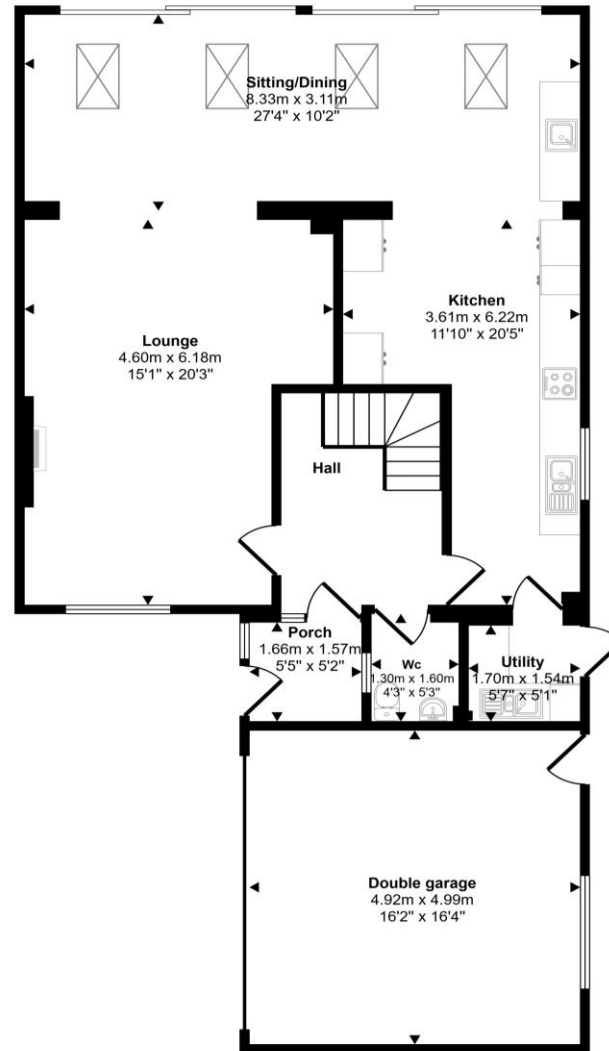


Naturally the property is double glazed and gas centrally heated. A driveway provides ample off road parking and there is an attached double garage with an up and over door. Completing the property is the most attractive and excellent size rear garden which enjoys a good degree of privacy. Marlcroft Avenue is conveniently located for local shops, bars, restaurants, cafes, sports facilities and excellent schools for children of all ages. For the commuter Heaton Chapel train station is just a 1.1 mile walk away and operates into both Stockport and Manchester centres. Freehold and council tax band E.

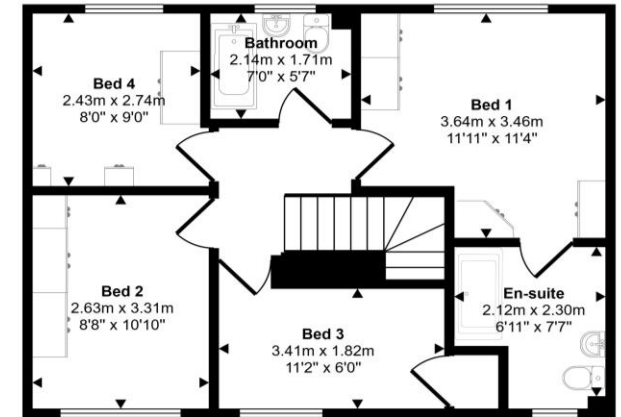


Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	69	78
EU Directive 2002/91/EC		

Approx Gross Internal Area
165 sq m / 1779 sq ft



Ground Floor
Approx 113 sq m / 1218 sq ft



First Floor
Approx 52 sq m / 562 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