

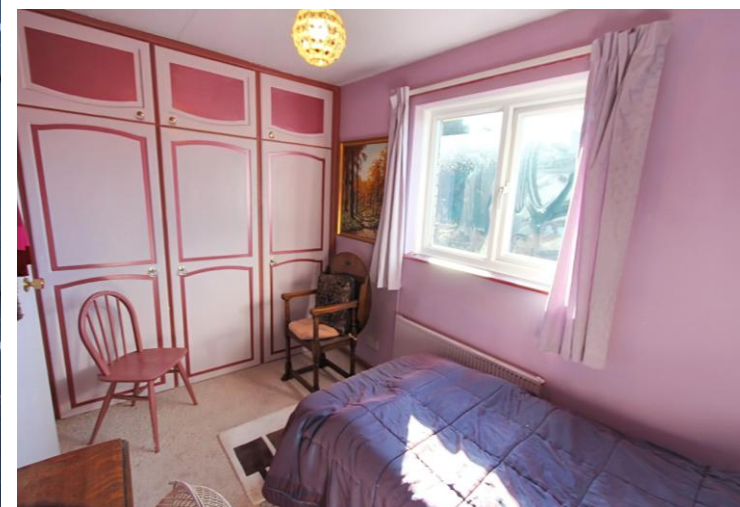


34 Chevington Drive, Heaton Mersey, Stockport, SK4 3RG

JohnMellor



A modern two bedroom semi detached property ideally situated on a popular estate of varying house styles and extremely convenient for local amenities catering for most of the everyday wants and needs. In addition East Didsbury Metrolink and East Didsbury train station are just a 0.6 and 0.9 mile walk away and operate into Manchester City centre. The property is gas centrally heated, double glazed and rooms include a porch, a good size lounge, a dining kitchen and to the first floor there are two bedrooms and a bathroom.

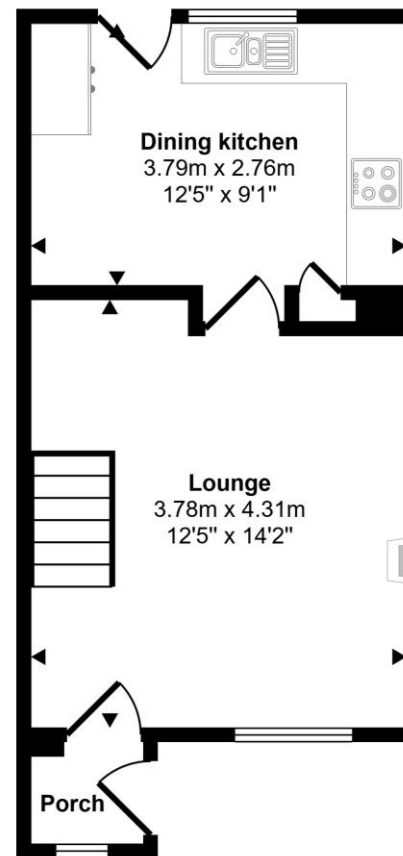


To the outside of the property there is a driveway providing off road parking and gardens to the front and rear, the rear of which affords an excellent degree of privacy and is south facing. Parrs Wood Entertainment complex and Heaton Mersey Common are two additional local attractions that are within easy walking distance. Freehold. Council tax band C.

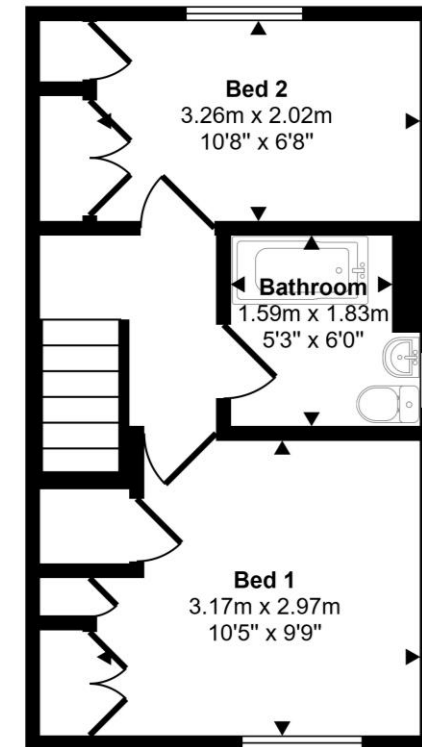


| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 89 |
| (81-91) B | | |
| (69-80) C | 73 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Approx Gross Internal Area
56 sq m / 601 sq ft



Ground Floor
Approx 29 sq m / 309 sq ft



First Floor
Approx 27 sq m / 292 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