



33 Brookfold Road, Heaton Chapel, Stockport, SK4 5EL

JohnMellor





Simply superb! A stunning larger style three bedroom semi detached family home which has undergone a rigorous schedule of improvement over the last few years and now offers "ready to move into" accommodation sure to please even the most discerning of buyers. Tastefully decorated throughout the light and airy rooms include a porch, a spacious hall, a large lounge and to the rear there is a dining area open into the refitted kitchen which also has a utility room off. A turning staircase from the hall leads to the first floor landing where the three excellent bedrooms and the bathroom will be found. Amongst the many fine improvements are re-wired electrics, new radiators, a re-fitted kitchen with built in appliances, replastered walls and the garden has had a complete makeover with composite decking, raised flower beds and replacement fencing.





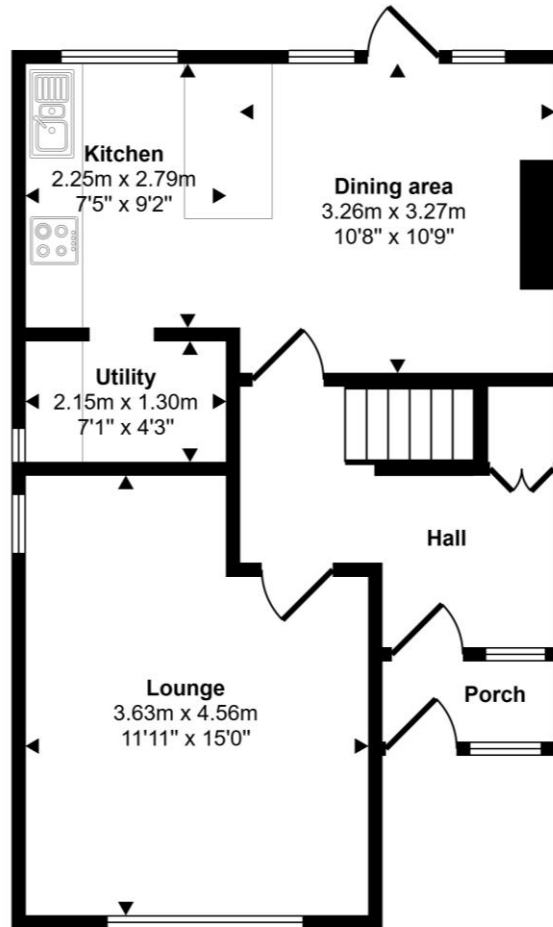
There is a driveway providing off road parking and the rear garden backs onto a field and enjoys a high degree of privacy. Brookfold Road is situated in a popular and much sought after residential area and is convenient for local amenities in both The Heaton and Reddish catering for the everyday wants and needs. In addition for the commuter Heaton Chapel train station is just a 0.7 mile walk away and operates into both Stockport and Manchester centres. Leasehold for the remainder of a 999 year term from 1955 with a fixed ground rent of £5.00 per annum. Council tax band D.



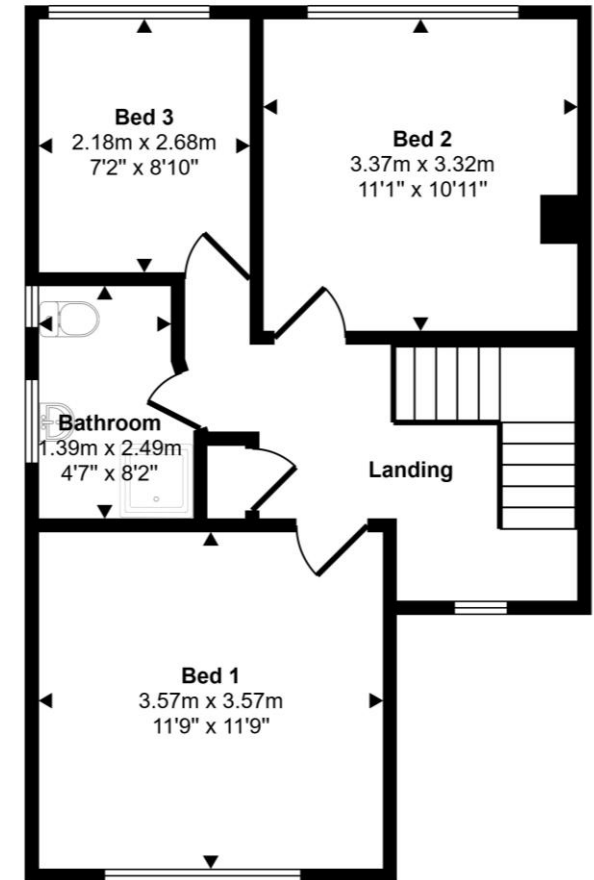


| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient – lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (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 |                         |           |
|   | 72                      | 84        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Approx Gross Internal Area  
92 sq m / 993 sq ft



Ground Floor  
Approx 47 sq m / 506 sq ft



First Floor  
Approx 45 sq m / 487 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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