



“Craiglands”, 17 Lea Road, Heaton Moor, Stockport, SK4 4JT

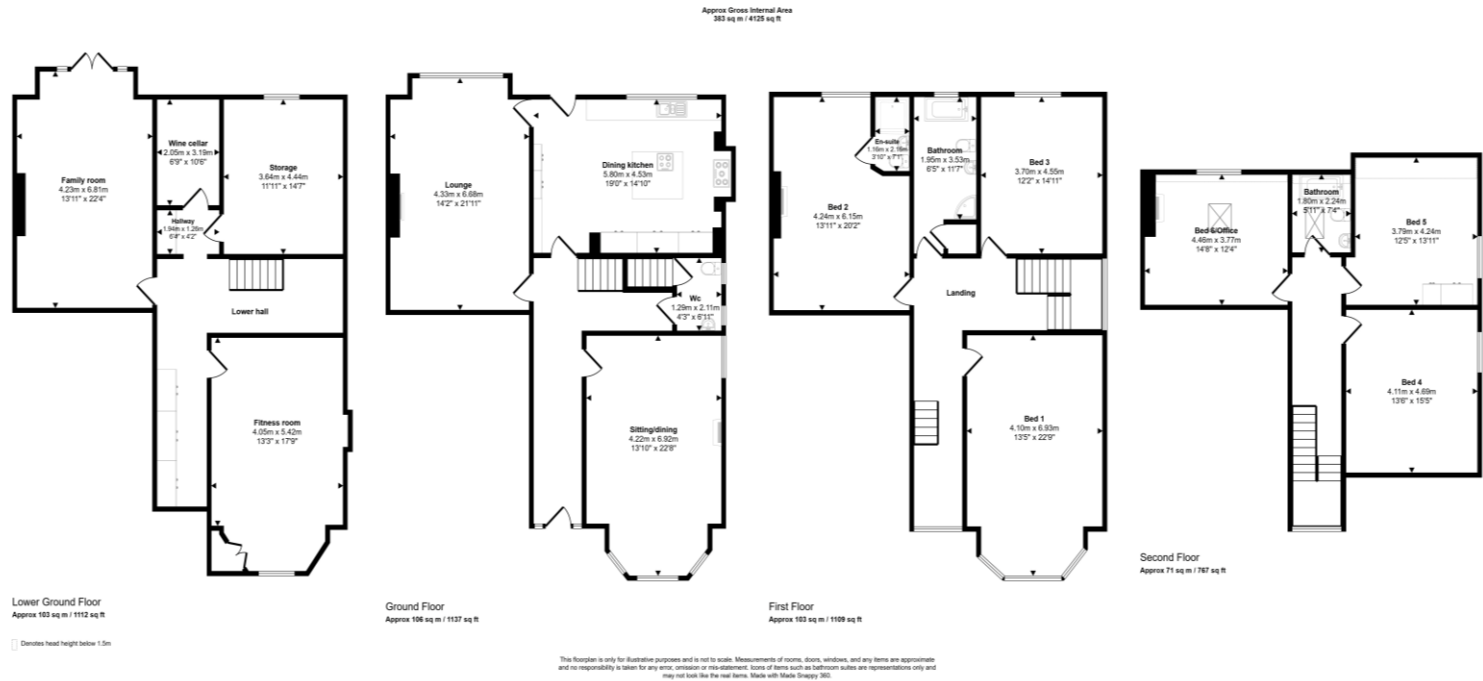
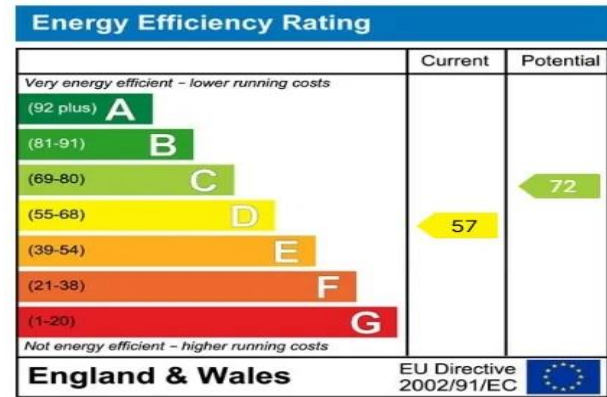
JohnMellor



Simply stunning! A magnificent six bedroom period family home boasting superb accommodation over four floors and retaining the charm and character of it's bygone era. The property has been very much loved over the years and is sure to appeal to even the most discerning of buyers. Upon entering the property the quality of the fixtures and fittings becomes immediately apparent and the welcoming hall benefits from a stained glass entrance door and surround, there are two excellent reception rooms, a beautifully fitted dining kitchen and completing the ground floor is the wc off the hall. A staircase leads to the lower ground floor where a large family room leads out to the garden and there is a fitness room, wine cellar and a storage room. A beautiful staircase from the hall leads to the spacious first floor landing, also with a large stained glass window, and there are three double bedrooms, one with an en-suite, and a most attractive family bathroom.



A further staircase leads to the second floor where the three remaining double bedrooms and second bathroom will be found. Naturally the property is equipped with a modern gas central heating and water heating system. There is off road parking to the front of the property, a garage to the rear and completing this outstanding home is the large rear garden with an extensive lawn, patio areas and elevated decked area. Lea Road is incredibly convenient for all the amenities Heaton Moor has to offer including shops, bars, restaurants, cafes, schools, sports facilities and the amazing Savoy cinema. For the commuter Heaton Chapel train station is just a 0.3 mile walk away and operates into both Stockport and Manchester centres. Freehold with a chief rent of £2.50 per annum. Council tax band F. Must be viewed!



# JohnMellor

182 Heaton Moor Road, Heaton Moor,  
Stockport, Cheshire, SK4 4DU  
Tel: 0161 442 4142  
sales@john-mellor.co.uk  
www.john-mellor.co.uk

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