



23 Greenside, Heaton Mersey, Stockport, SK4 2DL

JohnMellor



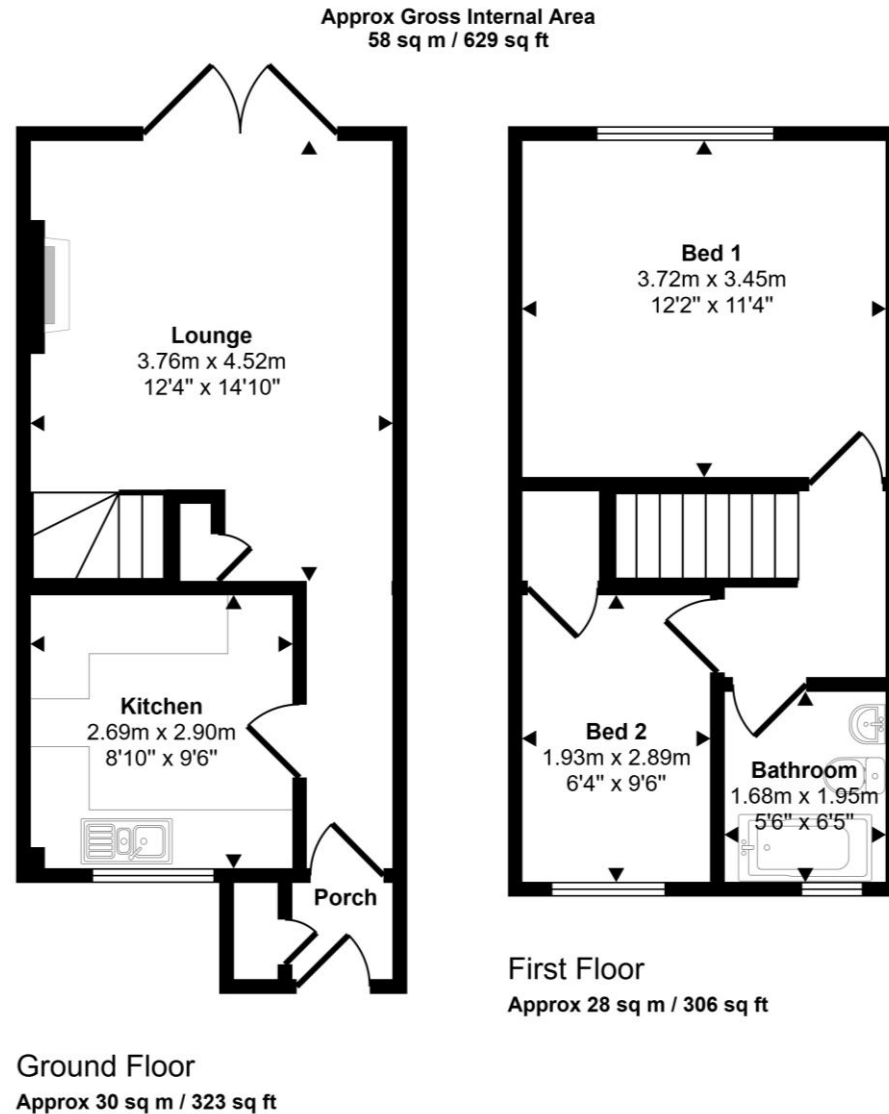
No chain involved! A modern two bedroom semi detached property boasting a large rear garden and affording a high degree of privacy to both the front and rear. The neatly laid out accommodation is gas centrally heated, upvc double glazed and includes a porch, a hall, a refitted kitchen and completing the ground floor is the rear lounge which has double opening patio doors leading onto the large rear garden. Stairs from the lounge lead to the first floor landing where the two bedrooms and attractive bathroom with a white suite will be found. There is a pull down ladder giving access to the loft space which is useful for storage.



The property also benefits from an allocated parking space. Greenside is situated in a very pleasant and sought after part of Heaton Mersey with local shops catering for most of the everyday wants and needs and for the commuter East Didsbury Metro link and train stations are a 1.0 and 1.3 mile walk away. Mersey Vale Nature Park is also just a 0.3 mile walk away. The property is leasehold for the remainder of a 999 year term from 1977 with a ground rent of £35.00 per annum. Council tax band B.



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		
	68	85
England & Wales	EU Directive 2002/91/EC	



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.

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