



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.

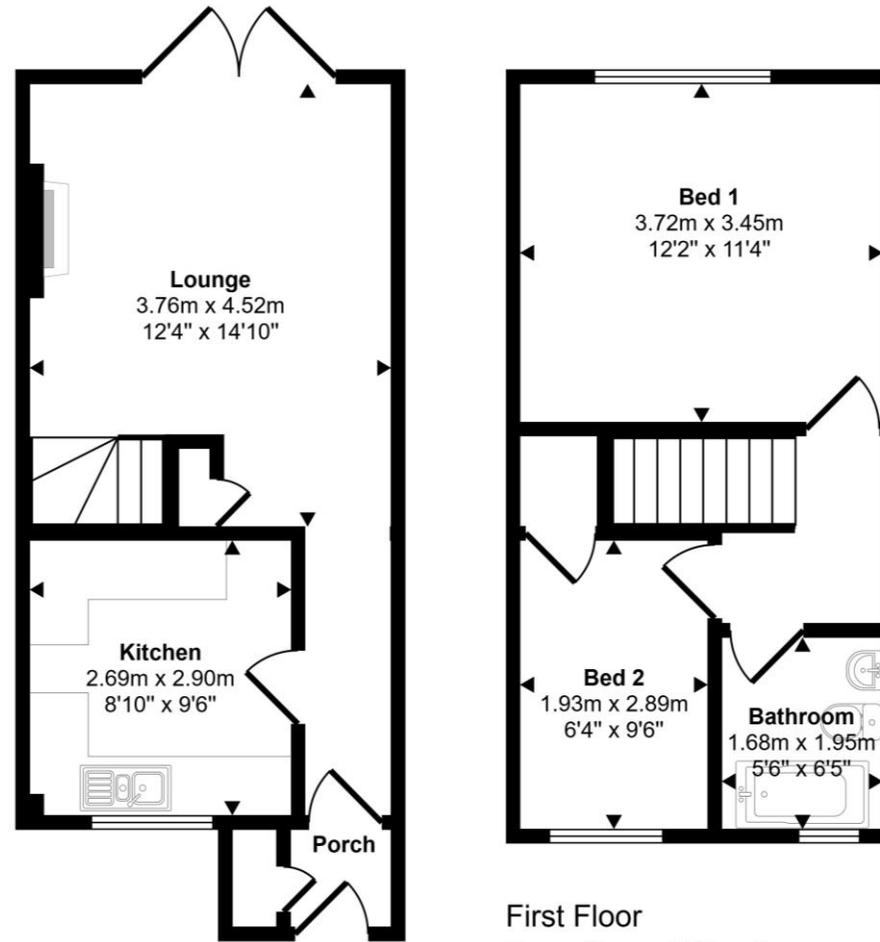


The property also benefits from an allocated parking space. Greenside is situated in a very pleasant and sought after part of Heaton Mersey with local shops catering for most of the everyday wants and needs and for the commuter East Didsbury Metro link and train stations are a 1.0 and 1.3 mile walk away. 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area
58 sq m / 629 sq ft



Ground Floor
Approx 30 sq m / 323 sq ft

First Floor
Approx 28 sq m / 306 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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