



11 Stanley Road, Heaton Moor, Stockport, SK4 4HL

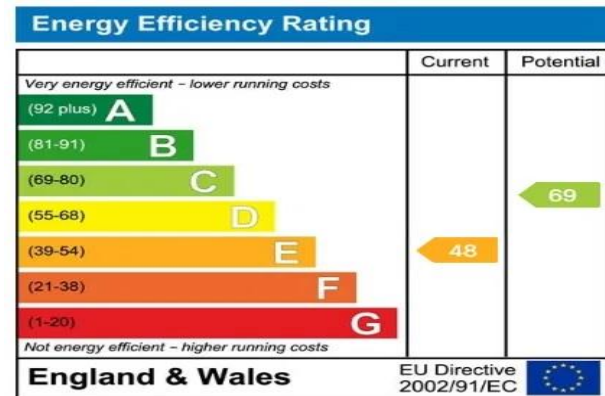
JohnMellor



Viewing highly recommended! A most attractive and spacious larger style five bedroom semi detached family home superbly situated on a much sought after and highly regarded residential road. The well laid out accommodation is warmed by gas central heating (new boiler 2018) and rooms include a welcoming hall with a beautiful staircase to the first floor, a lounge, separate sitting room to the rear, a dining room, a good size kitchen and a utility/shower room with a wc off. To the first floor there are four bedrooms, the master being en-suite, and the family bathroom. A further staircase from the first floor landing leads to the second floor and the excellent size fifth bedroom which has eaves storage areas off.

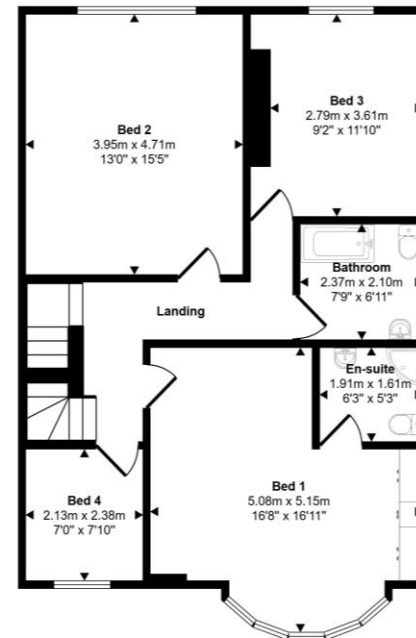


There is a driveway providing off road parking and the area at the side of the house leads to a very useful detached studio. Another most noteworthy feature of the property is the well stocked rear garden which is a fantastic size and affords a high degree of privacy. Stanley Road is ideally located for local amenities including shops, bars, restaurants, cafes, sports facilities, schools for all ages and the boutique Savoy cinema. For the commuter Heaton Chapel train station is just a 0.5 mile walk away and operates into both Stockport and Manchester centres. The property is freehold and council tax band F.

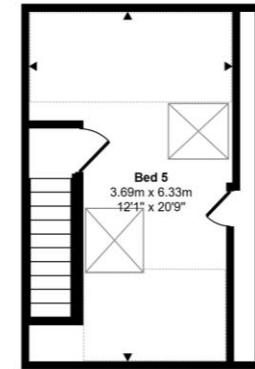


Ground Floor
Approx 90 sq m / 970 sq ft

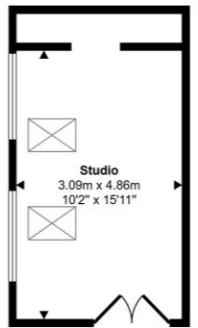
Denotes head height below 1.5m



First Floor
Approx 77 sq m / 831 sq ft



Second Floor
Approx 26 sq m / 279 sq ft



Studio
Approx 17 sq m / 184 sq ft

Approx Gross Internal Area
210 sq m / 2264 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.

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