



6 Malton Road, Heaton Moor, Stockport, SK4 4DE

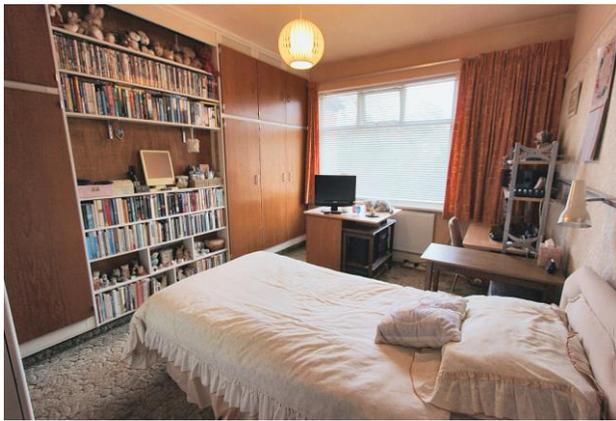
JohnMellor



A larger style three bedroom semi detached family home superbly situated on one of the most popular and sought after roads in Heaton Moor being a cul-de-sac and free from through traffic. The accommodation is in need of updating but all the ingredients are there for a purchaser to carry out improvements to their own taste and requirements. It should be noted that there was a brand new gas central heating boiler fitted in January 2025. The property does afford a good degree of light and rooms include a hall with understairs storage, a lounge, a separate sitting/dining room, a morning room and a kitchen. Stairs from the hall lead to the first floor where the three well proportioned bedrooms and the family bathroom with a separate wc will be found.

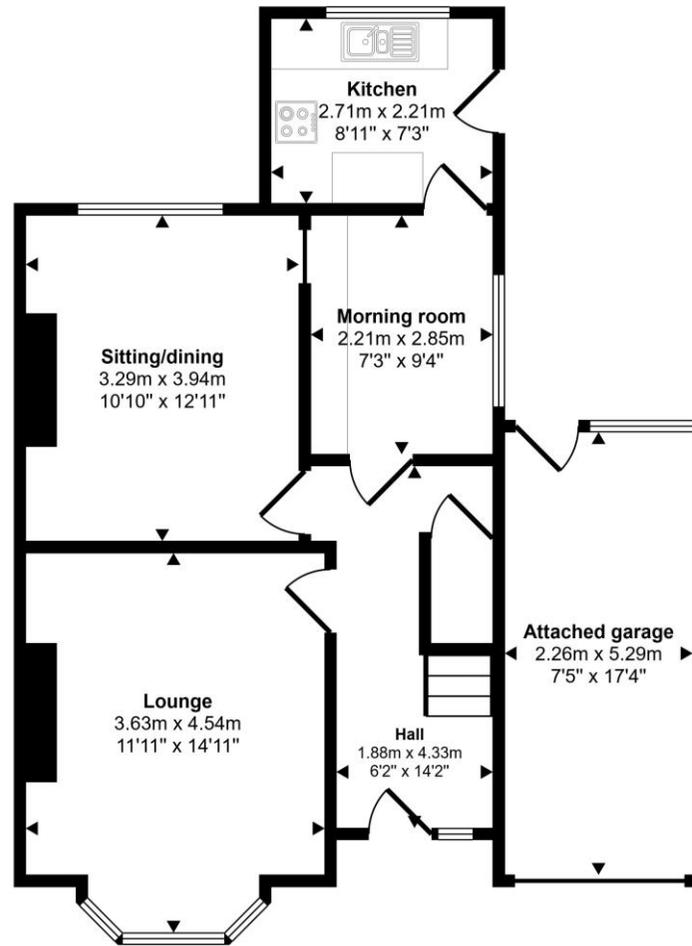


There is a front garden and a driveway providing off road parking and leading to an attached garage with an up and over door. A most noteworthy feature of the property is the delightful large south easterly facing rear garden which affords a good sized lawned area and well established flower beds and borders. Malton Road is very convenient for all that Heaton Moor has to offer including local shops, bars, restaurants, cafes, schools for all ages, sports facilities and the boutique Savoy Cinema. In addition for those commuting into Manchester or Stockport centres, Heaton Chapel train station is just a 0.7 mile walk away. Leasehold for remainder of a 999 year term from 1929 with a ground rent of £5.50 per annum. Council tax band D.

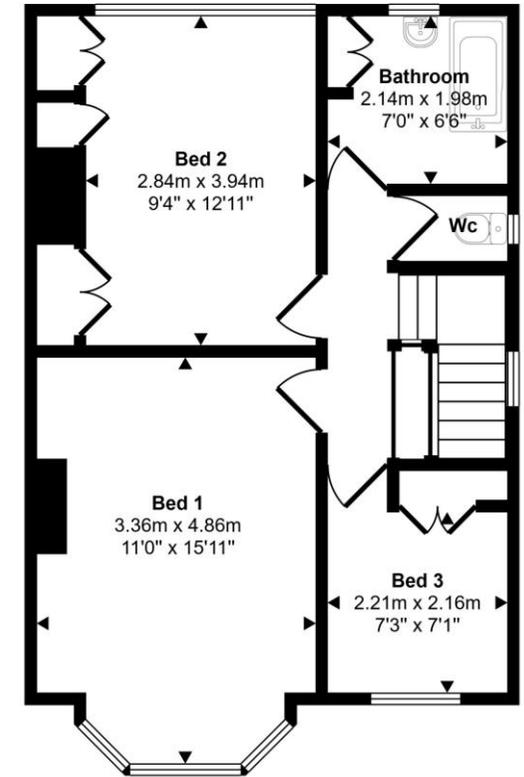


| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 82        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 56                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Approx Gross Internal Area  
112 sq m / 1206 sq ft



Ground Floor  
Approx 64 sq m / 690 sq ft



First Floor  
Approx 48 sq m / 516 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.