



9 Bournville Avenue, Heaton Norris, Stockport, SK4 1PR

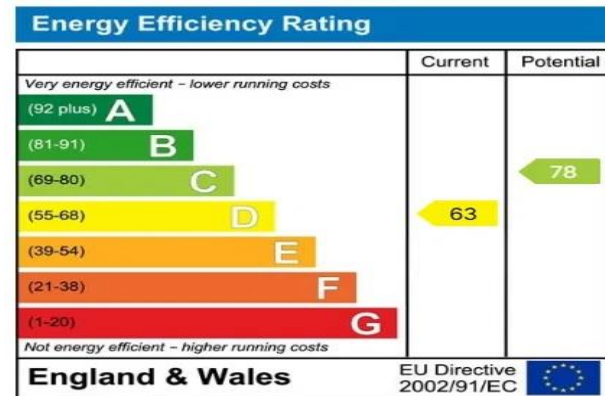
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Must be viewed! A delightful and excellent size three bedroom period semi detached family home situated in a popular and highly sought after part of the Heaton, with bright and airy accommodation laid out over two floors plus a very useful range of cellar rooms. In addition the property was re-roofed in 2020. The property is also single fronted and double backed which means it has a bigger garden. Access to the hall is from the side and which in turn leads to a lounge at the front, a dining room to the rear is open to the modern fitted kitchen and there are stairs off the hall leading to the fantastic cellar rooms, one of which is used as a utility room.



The first floor bedrooms are all a good size and there is an attractive re-fitted bathroom with a white suite. As previously mentioned the rear garden is extremely pleasant and is attractively landscaped with well stocked borders, lawn and a patio area. Naturally the property is double glazed and gas centrally heated (boiler replaced 2022). Bournville Avenue is handily placed for local amenities catering for the everyday wants and needs and for the commuter Heaton Chapel train station is just a 0.7 mile walk away. Leasehold for the remainder of a 998 year period from 1908 with a ground rent of £3.25 per annum. Council tax band B.



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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