



6 Sevenoaks Avenue, Heaton Moor, Stockport, SK4 4AW

JohnMellor



It is with great pleasure that we offer for sale this delightful five bedroom detached family home which occupies an excellent plot on one of the most prestigious roads in Heaton Moor, backing directly on to Heaton Moor Golf Course. In our opinion the bright and airy living accommodation would ideally suit the wants and needs of the growing family and has been substantially extended to include a porch, a spacious and welcoming hall, a downstairs cloaks/wc, three reception rooms, a most attractive kitchen diner with patio doors, a large utility room and a shower room. A staircase from the hall leads to the large first floor landing where the five bedrooms and two bathrooms will be found.



Naturally the property is double glazed and is warmed by gas central heating, new boiler 2014. A double width brick block driveway provides off road parking and there is also an integral brick garage. A most noteworthy feature of the property is the fantastic rear garden which backs on to the Golf Course and has well stocked borders, a lawned area and patio area. Sevenoaks Avenue is extremely convenient for local amenities including shops, bars, restaurants, cafes, schools for all ages, sports facilities and the beautiful boutique Savoy cinema. For the commuter Heaton Chapel train station is just a 0.6 mile walk away and operates into both Stockport and Manchester centres. Leasehold for remainder of a 999 year term from 1961 with a ground rent of £18.00 per annum. Council tax band G. Must be viewed!

[www.john-mellor.co.uk](http://www.john-mellor.co.uk)

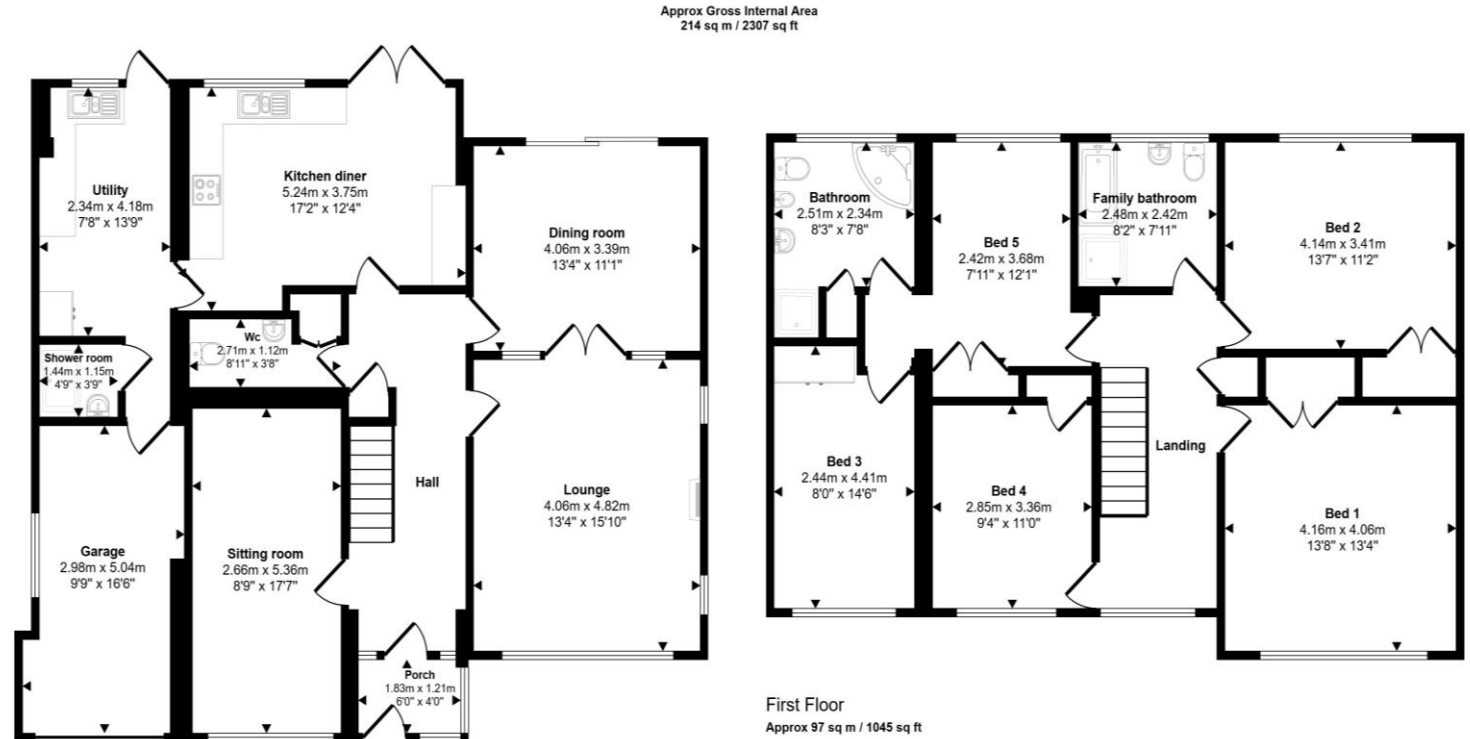
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient – lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (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 |           |



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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