



68 Sevenoaks Avenue, Heaton Moor, Stockport, SK4 4AU

JohnMellor





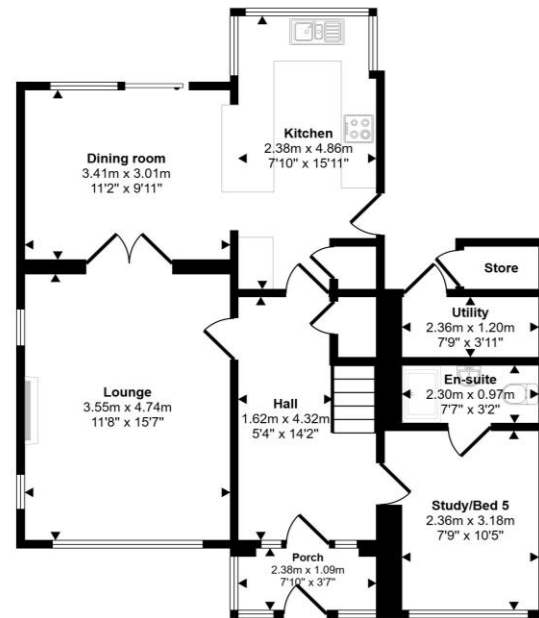
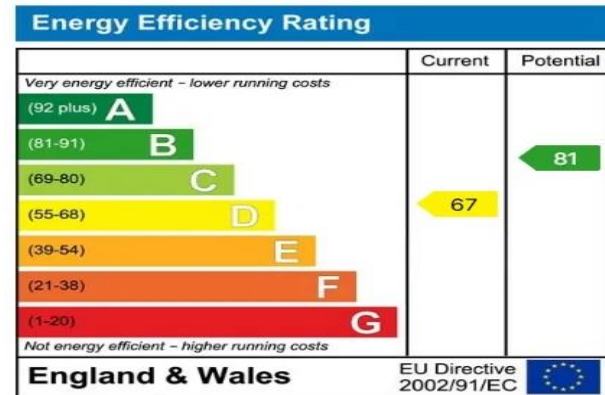
Must be viewed! A beautifully appointed and much improved detached family home situated on one of the most popular and sought after roads in Heaton Moor. This delightful home has been tastefully decorated throughout and well laid out rooms include a porch, a welcoming hall, a study/bed 5 with an en-suite (garage conversion), a lounge has double doors into the rear dining room and this in turn is open into the beautiful refitted kitchen. A door from the kitchen leads outside where there is access to a storage cupboard and a utility room. Stairs from the hall lead to the first floor landing where the four main bedrooms and the bathroom with a separate wc will be found. A fold down wooden ladder from the landing leads to a very useful loft area which has a roof window for natural light, power and lighting.





Naturally the property is double glazed and gas centrally heated. A re-laid driveway to the front provides off road parking and completing this fantastic home is the south westerly facing rear garden which is mainly laid to lawn, has a patio, stocked borders and affords an excellent degree of privacy. 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 commuters 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 £14.00 per annum. Council tax band E.

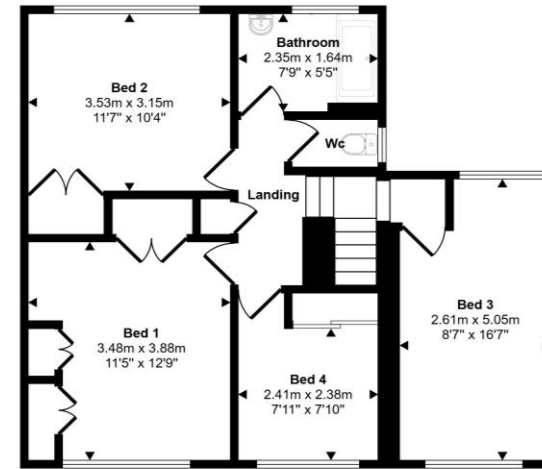




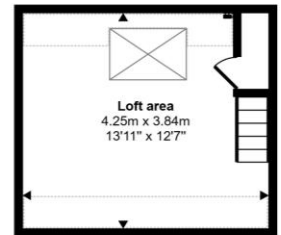
Ground Floor  
Approx 71 sq m / 767 sq ft

Denotes head height below 1.5m

Approx Gross Internal Area  
151 sq m / 1621 sq ft



First Floor  
Approx 63 sq m / 678 sq ft



Loft area  
Approx 16 sq m / 176 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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