



29 Freshfield Road, Heaton Mersey, Stockport, SK4 3HN

JohnMellor



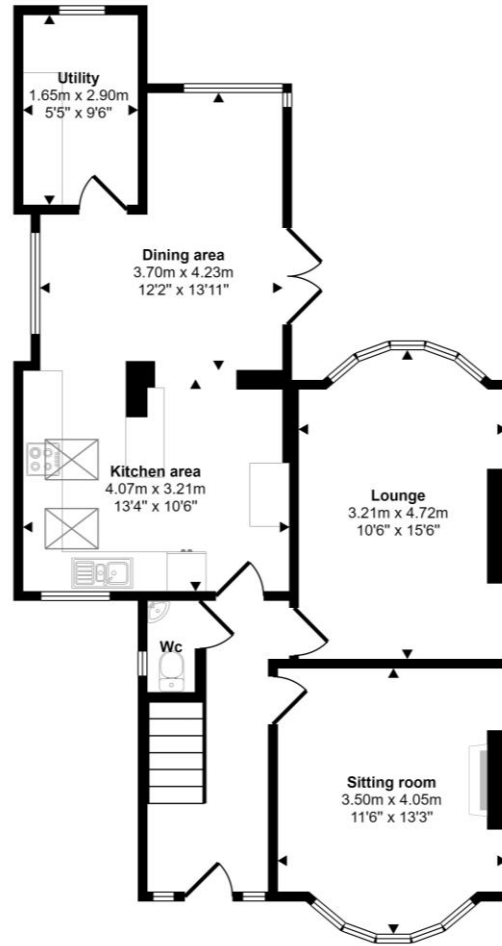
Must be viewed! A beautifully appointed and substantially improved and extended semi detached family home providing four bedroom living accommodation ideally suiting the growing family. The property occupies an excellent size plot with a large rear garden and is situated on a popular and much sought after residential cul-de-sac. Upon entering the property the quality of the fixtures and fittings will be immediately apparent with rooms to include a hall with wc off, there are two reception rooms, a utility room and a superb family dining kitchen which forms part of the extension. There are stairs from the hall leading to the first floor where three bedrooms and a most attractive bathroom with a four piece suite will be found.



An inner landing has paddle stairs leading to the second floor and the remaining fourth bedroom. The property is double glazed, gas centrally heated (new boiler 2024) and further benefits from cavity wall insulation. There is a double width block driveway providing off road parking. As previously mentioned there is a large rear garden which is mainly laid to lawn and has mature boundaries and patio areas. Freshfield Road is conveniently located for amenities in Heaton Mersey and Heaton Moor catering for most of the everyday wants and needs together with bars, restaurants, cafes and schools of high repute for all ages. For the commuter Heaton Chapel train station, East Didsbury Metrolink and East Didsbury train station are a 1.3 mile, 0.9 mile and 1.2 mile walk away. Freehold. Council tax band D.



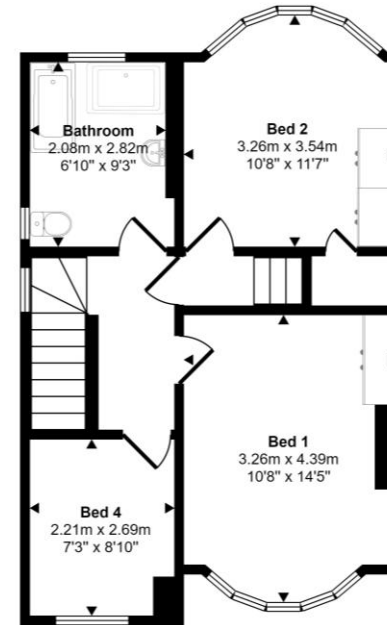
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	70	79
England & Wales	EU Directive 2002/91/EC	



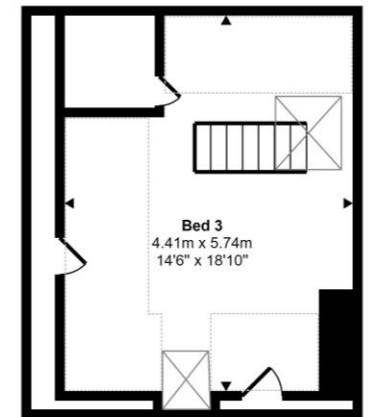
Ground Floor
Approx 69 sq m / 747 sq ft

Denotes head height below 1.5m

Approx Gross Internal Area
146 sq m / 1573 sq ft



First Floor
Approx 47 sq m / 507 sq ft



Second Floor
Approx 30 sq m / 319 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