



12 Marlborough Drive, Heaton Chapel, Stockport, SK4 2QZ

JohnMellor



A most attractive four bedroom detached family home affording extended living accommodation and ideally situated on a very pleasant cul-de-sac being free from through traffic. The property is in need of some updating but all the ingredients are there for a purchaser to carry out improvements to their own taste and requirements. Bright and airy rooms include a welcoming hall, a lounge has sliding doors into the extended dining room which in turn leads to the conservatory at the rear. Completing the downstairs is the kitchen which has a door to a rear hall with store rooms off and a door to the integral garage. Stairs from the hall lead to the first floor where the four bedrooms and the family bathroom with a separate wc will be found.




A driveway provides off road parking and leads to the garage with an up and over door. Special note should also be made of the very pleasant rear garden which has a westerly aspect, lawn, patio and stocked borders. Marlborough Drive is convenient for local amenities in both Heaton Chapel and Heaton Moor catering for the everyday wants and needs together with bars, restaurants, cafes and schools for all ages. For the commuter Heaton Chapel train station is just a 0.5 mile walk away and operates into both Stockport and Manchester centres. Leasehold for the remainder of a 999 year term from 1957 with a ground rent of £7.50 per annum. Council tax band E.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		

England & Wales

EU Directive 2002/91/EC



This floor plan shows a property with the following rooms and dimensions:

- Conservatory:** 3.15m x 2.80m (10'4" x 9'2")
- Dining room:** 3.35m x 4.90m (11'0" x 16'1")
- Lounge:** 3.46m x 4.77m (11'4" x 15'8")
- Kitchen:** 3.01m x 4.38m (9'11" x 14'4")
- Garage:** 2.47m x 4.49m (8'1" x 14'9")
- Store:** 1.21m x 1.74m (4'0" x 5'9")
- Store:** (Unlabeled dimensions)

The plan also features a central staircase, a sink, and a four-burner cooktop in the kitchen area.

Bathroom
2.31m x 1.58m
7'7" x 5'2"

Wc

Bed 2
3.43m x 3.59m
11'3" x 11'9"

Bed 3
2.34m x 3.26m
7'8" x 10'8"

Bed 4
2.31m x 2.40m
7'7" x 7'10"

Bed 1
3.54m x 4.13m
11'7" x 13'7"

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 with Snappy 360.