



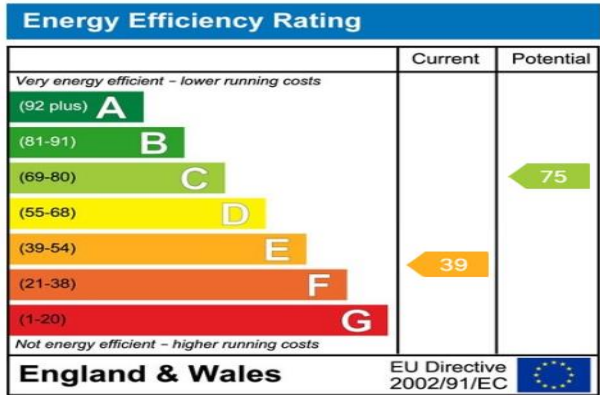
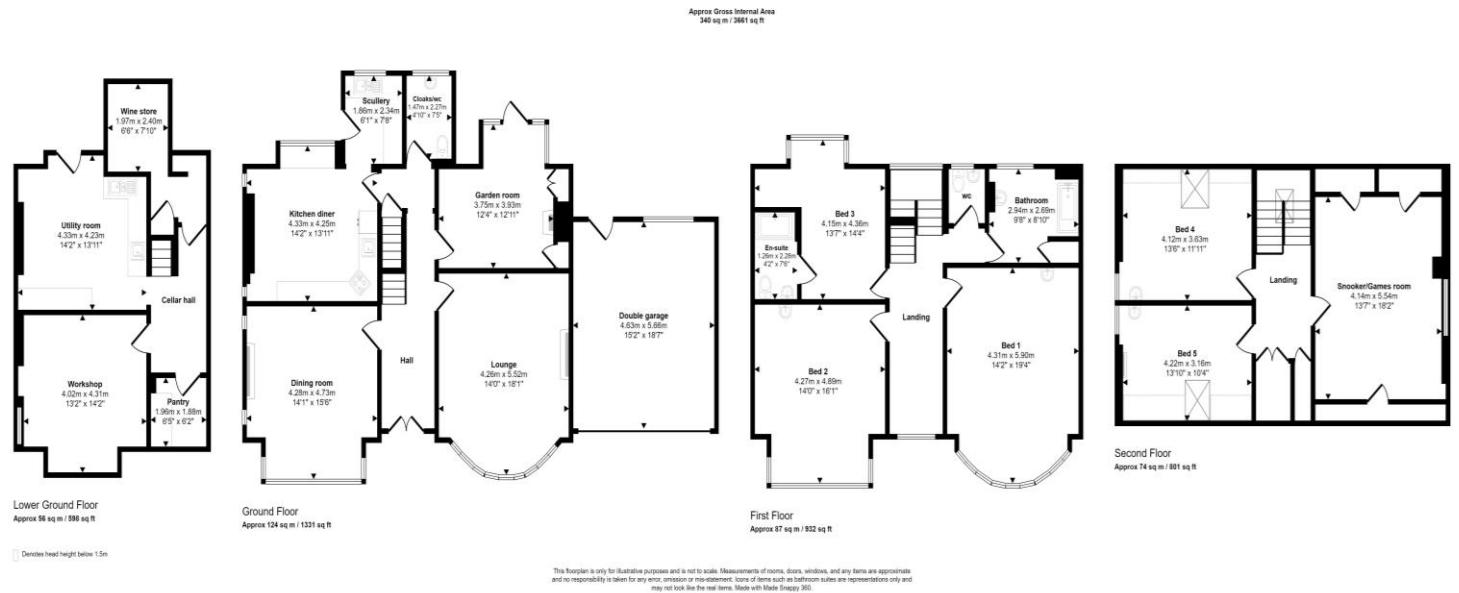
The Grange, 6 Clifton Road, Heaton Moor, Stockport, SK4 4DD JohnMellor



We are delighted to be able to offer for sale this magnificent detached family home which occupies a large plot and stands proud on the corner of Clifton Road and Alan Road. The sale represents a generational opportunity to purchase a home that has only changed hands once in the last 98 years. The Grange has been a wonderful family home for our vendor who is selling with a tinge of sadness, but the time has come for a new family to come along and stamp their own mark on the property and carry out whatever improvements they wish to their own taste and requirements. The property boasts much of the charm and character of its era, sadly lacking in today's more modern constructions, and is sure to appeal to even the most discerning of buyers. Light shines throughout the home and rooms comprise a most welcoming hall, three excellent reception rooms, a kitchen diner, a scullery and a cloakroom/wc. There is a very useful range of cellar rooms including a workshop, utility room, pantry and wine cellar.



The spindled staircase in the hall leads to the first floor landing where there is a stunning oriel window to the rear, three double bedrooms, one of which is en suite, and a family bathroom and separate wc. A further staircase leads to the second floor and two additional double bedrooms and a snooker/table tennis room. A driveway provides ample off road parking and there is an attached double garage with an electric up and over door. Special note should be made of the neatly tended and much loved gardens extending to three sides, the rear of which boasts an extensive lawned area, a large patio and an excellent degree of privacy. The Grange is superbly situated for local 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. Freehold with a chief rent of £10.00 per annum. Council tax band G. Must be viewed!



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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