



60 Green Lane, Heaton Moor, Stockport, SK4 3LH

JohnMellor



A most attractive three bedroom detached family home built by Maunders Homes circa 1990 and having undergone a whole host of improvements since. The bright and airy living accommodation is neatly laid out and in our opinion is sure to appeal to the growing family. Rooms include a porch, a hall has a useful cloaks/wc off, there is a lounge opening into the sitting room, a conservatory, a dining area opens into the modern kitchen with vaulted ceiling windows and a utility room to the front. From the hall there are stairs leading to the first floor where the three bedrooms and two bathrooms, one being en-suite, will be found.

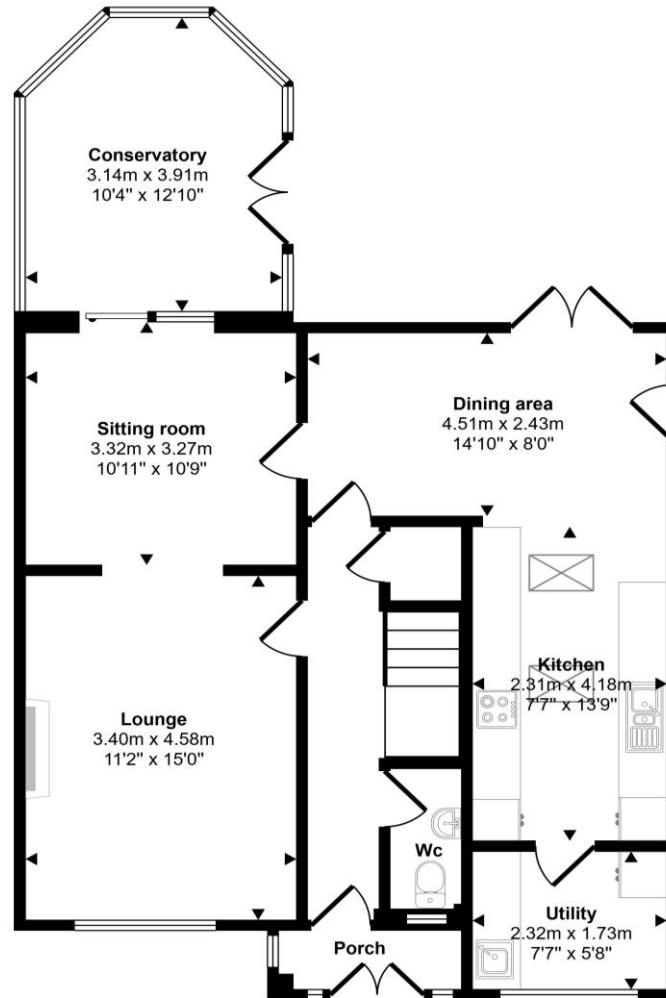


A double width driveway provides off road parking and special note should also be made of the rear garden which is south facing and neatly enclosed. Naturally the property is upvc double glazed and gas centrally heated. Green Lane is conveniently located for local shops, bars, restaurants, cafes, sports facilities and excellent schools for children of all ages. For the commuter Heaton Chapel train station is just a 0.9 mile walk away and operates into both Stockport and Manchester centres. Freehold and council tax band E. C Energy rating.

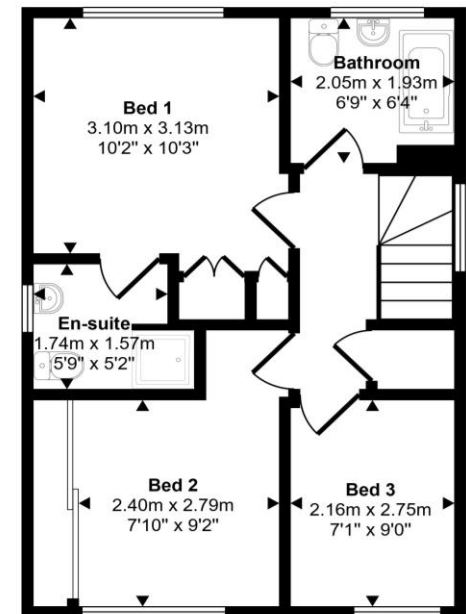


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Approx Gross Internal Area
120 sq m / 1290 sq ft



Ground Floor
Approx 79 sq m / 846 sq ft



First Floor
Approx 41 sq m / 444 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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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