



12 Grange Avenue, Heaton Chapel, Stockport, SK4 5HF

JohnMellor



Simply superb! A stunning two double bedroom period garden terrace property affording beautifully appointed living accommodation which in our opinion is sure to please even the most discerning of buyers. Upon entering the property the quality of the fixtures and fittings becomes immediately apparent and tastefully decorated rooms include a hall, a lounge with a feature fireplace, a separate dining room is open into the refitted kitchen and there is a cellar room which is currently used for storage. Stairs from the hall lead to the first floor where the two excellent double bedrooms and the most attractive large bathroom with a modern white suite will be found.

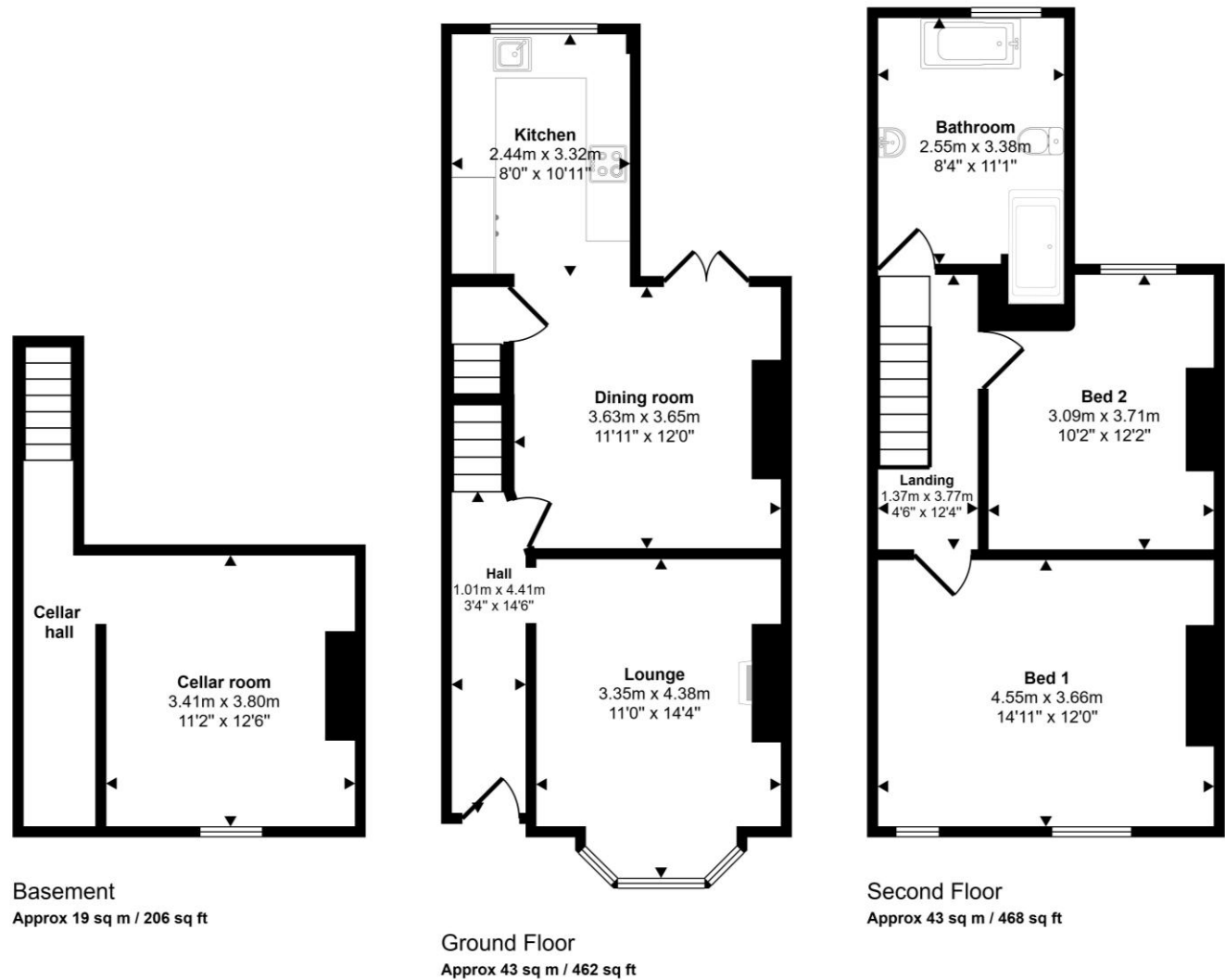


The windows are upvc double glazed and rooms are warmed by a gas central heating combination boiler. An additional most noteworthy feature is the delightful rear garden area which has been much improved by our vendor and which is a fantastic area to sit out in and take advantage of the south westerly facing aspect. Grange Avenue is an award winning street and is extremely convenient for local amenities including shops, bars, restaurants and cafes. For the commuter Heaton Chapel train station is just a 0.4 mile walk away and operates into both Stockport and Manchester centres. Freehold with a chief rent of £2.50 per annum. Council tax band B. Must be viewed!



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	70	82
EU Directive 2002/91/EC		

Approx Gross Internal Area
106 sq m / 1136 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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