



11 Buckingham Road, Heaton Chapel, Stockport, SK4 4QU

JohnMellor



Must be viewed! A delightful larger style period semi detached family home boasting spacious and extended accommodation ideally suiting the wants and needs of todays growing family. The property has been well maintained and rooms include a porch, a welcoming hall has a side hall off with a wc, a lounge and at the rear there is a delightful living room which is open into the extended dining kitchen which creates a fantastic family living area with double opening patio doors onto the rear garden. Stairs from the hall lead to the first floor where the three good size bedrooms and the bathroom with a white suite will be found.

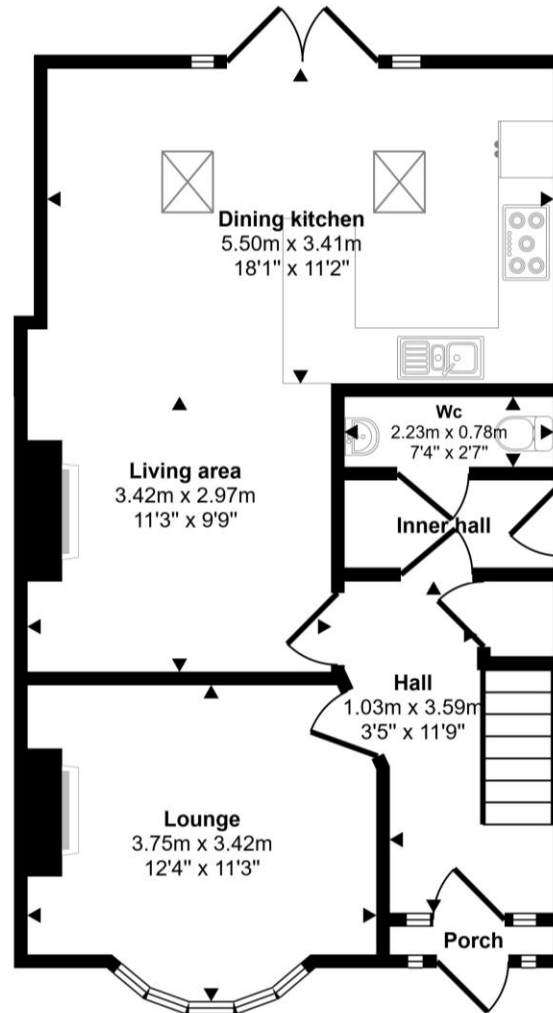


Naturally the property is gas centrally heated and double glazed. A driveway to the front provides off road parking and leads through double opening gates to a further enclosed area which could also be used for parking. The rear garden affords a good degree of privacy and is south easterly facing. Buckingham Road is extremely convenient for local amenities catering for most of the everyday wants and needs including shops, bars, restaurants, cafes and schools. For the commuter Heaton Chapel train station is just a 0.2 mile walk away and there are also regular buses, both of which operate into both Stockport and Manchester centres. Freehold. Council tax band C.

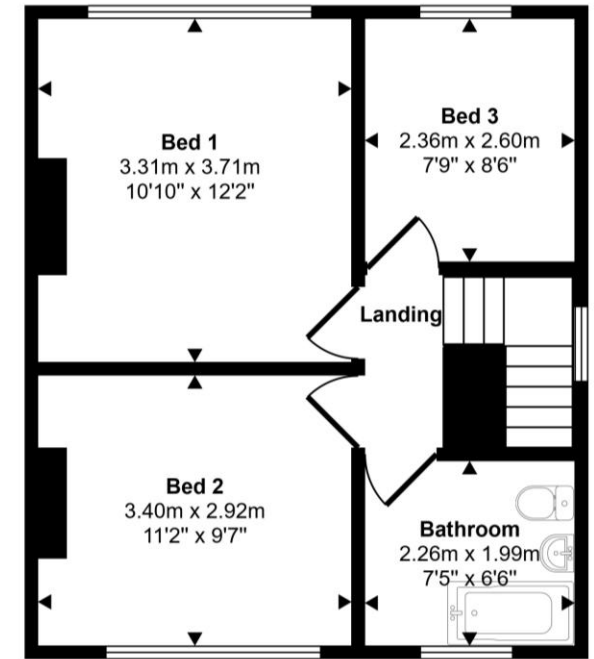


Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
94 sq m / 1016 sq ft



Ground Floor
Approx 55 sq m / 592 sq ft



First Floor
Approx 39 sq m / 424 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