



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

JohnMellor



A most attractive and well proportioned two bedroom period garden terrace property affording neatly laid out accommodation which 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. Gas centrally heated rooms include a hall, a lounge, a separate sitting/dining room, a kitchen and there are stairs down to a useful cellar which has been used for storage. Stairs from the hall lead to the first floor where the two double bedrooms, the bathroom and the utility will be found.

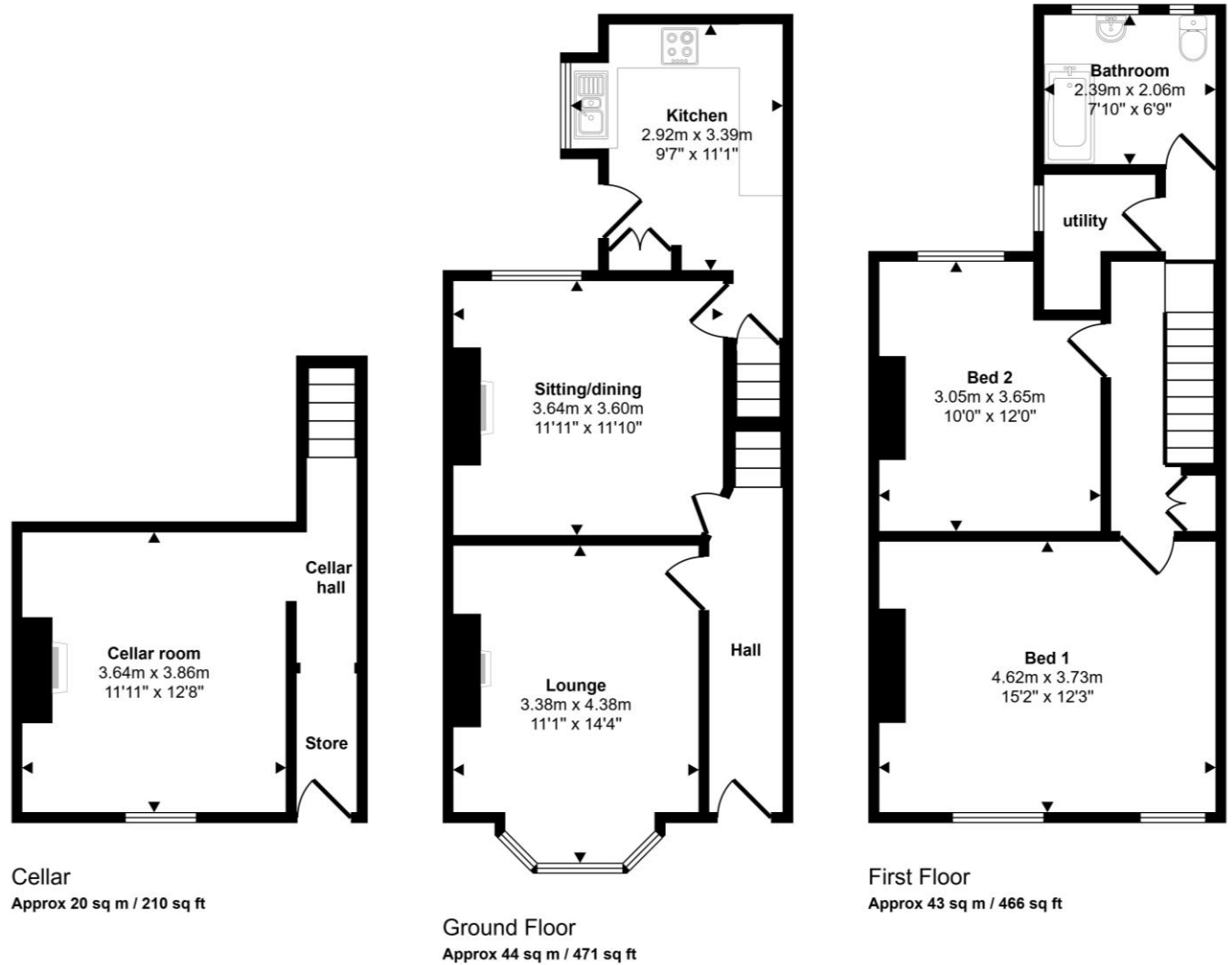


There is a front garden together with an enclosed rear garden which completes the property. Grange Avenue is an award winning street and is extremely convenient for local amenities including shops, bars, restaurants and cafes. For the commuter Heaton Chapel train station is just a 0.4 mile walk away and operates into both Stockport and Manchester centres. Freehold with a chief rent of £2.50 per annum. Council tax band B. No chain involved.



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		
	59	80
England & Wales		
	EU Directive 2002/91/EC	

Approx Gross Internal Area
107 sq m / 1147 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