



47 Alexandra Road, Heaton Norris, Stockport, SK4 2QD

JohnMellor



A CHAIN FREE THREE DOUBLE BEDROOM semi detached family home benefitting from an extension and situated in a highly regarded and popular residential part of The Heaton. The accommodation is in need of updating but all the ingredients are there for a purchaser to carry out improvements to their own taste and requirements. Rooms include a hall with a wc off, a lounge, a separate sitting/dining room, a morning room and a kitchen. From the hall the stairs lead to the first floor where the three double bedrooms and the bathroom with a separate wc will be found. A driveway provides off road parking and in addition there is an integral garage with an up and over door.

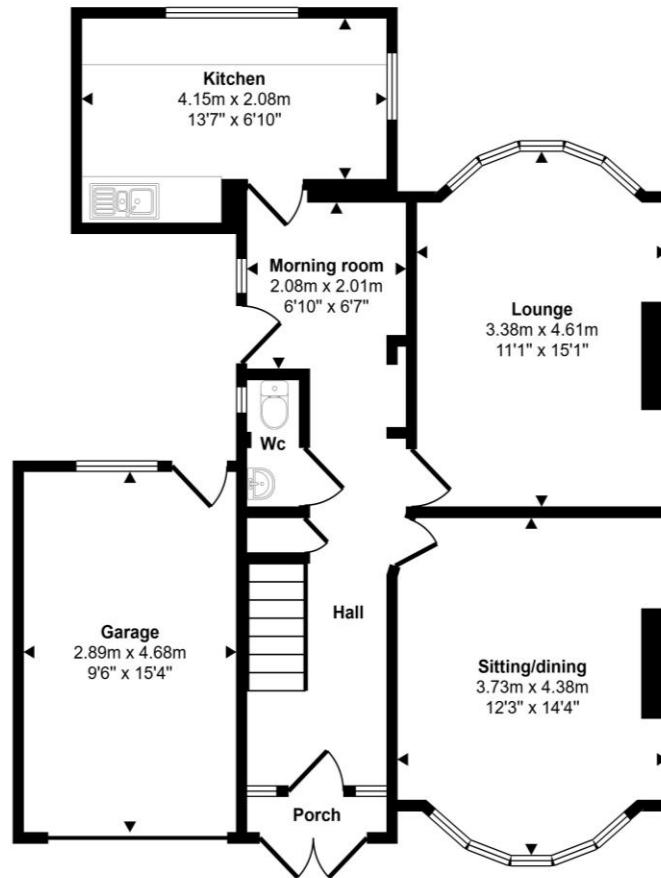


The property is double glazed and also has a gas central heating system. There is a front garden together with a rear garden which has an elevated patio area. Alexandra Road is convenient for local amenities catering for most of the everyday wants and needs together with bars, restaurants, cafes, the beautiful boutique Savoy cinema, schools for all ages and sports facilities. For the commuter Heaton Chapel train station is just a 0.7 mile walk away and operates into both Stockport and Manchester centres. Freehold with a chief rent of £5.00 per annum. Council tax band D.

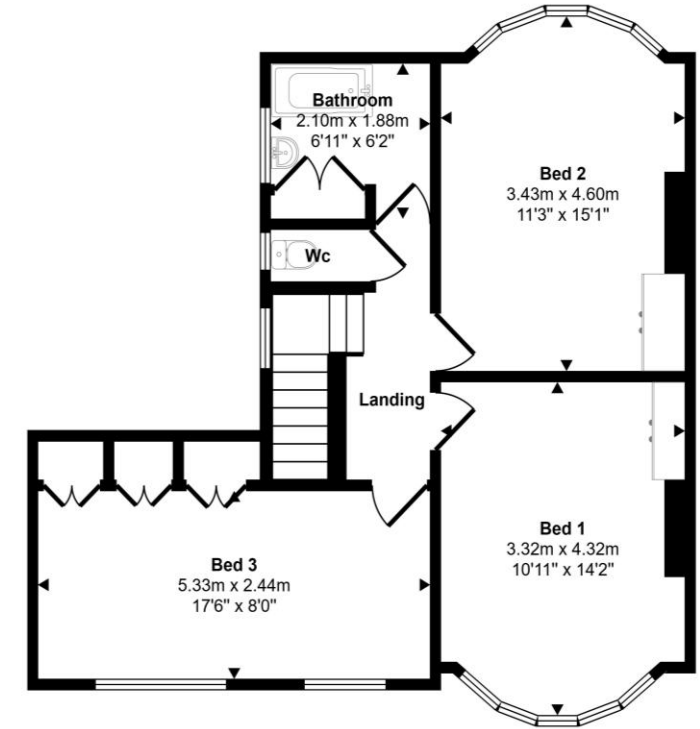


Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
129 sq m / 1387 sq ft



Ground Floor
Approx 72 sq m / 778 sq ft



First Floor
Approx 57 sq m / 609 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