



John
Mellor

25 Locksley Close, Heaton Norris, Stockport SK4 2LW

Guide Price **£620,000**



Bedrooms: 4

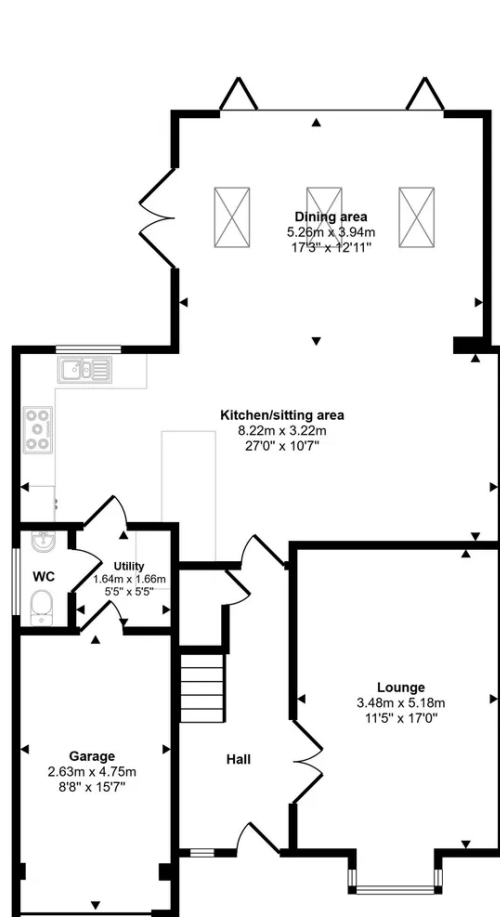
Bathrooms: 2

Receptions: 3

Simply superb! A stunning four bedroom detached family home occupying one of the largest plots on the road and benefitting from a magnificent extension to the rear (2020) and affording a delightful family living dining area with bi-fold doors out onto a large and private decked area. The property has been consistently improved over the years by our vendor and will provide a magnificent home which we feel sure will suit even the most discerning of buyers. The tastefully decorated bright and airy accommodation includes a welcoming hall, an excellent lounge to the front with bay seating and the large family living dining kitchen has a utility and wc off. The stairs from the hall lead to the first floor where the four well proportioned bedrooms, the master being en-suite, the family bathroom and the landing study area will be found. New windows were fitted throughout in 2015 (bi-folds 2020) and gas central heating is powered by a 30Kw combination boiler fitted in 2015. A wide stone resin driveway was installed to the front in 2018 and leads to the integral brick garage. An area where our vendor has worked particularly hard is the large rear garden which has been skilfully laid out on three levels and further benefits from a garden office/gym room built in 2022 and affording power and lighting. There are paths to all elevations and at the rear of the garden is Bowerfold Open Space. Locksley Close is just a 0.7 mile stroll to amenities in Heaton Moor catering for most of the everyday wants and needs together with schools for all ages, sports facilities and the beautiful Savoy cinema. For the commuter Heaton Chapel train station is just a 1.0 mile walk away and operates into both Stockport and Manchester centres. The property is leasehold for the remainder of a 998 year term from 1990 with a fixed ground rent of £95.00 per annum. Council tax band E. Must be viewed!

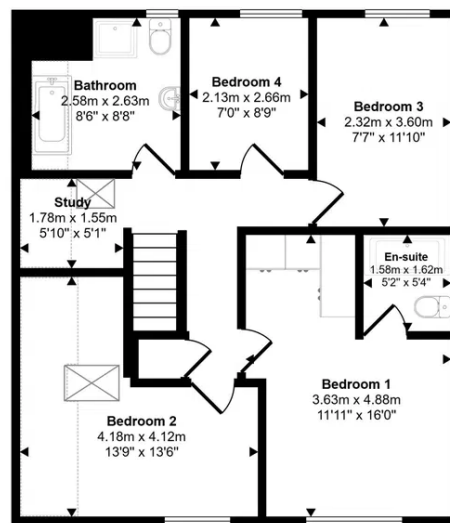




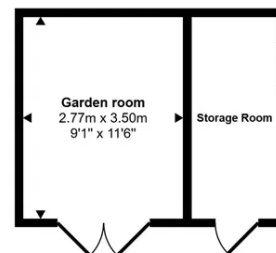


Ground Floor
Approx 96 sq m / 1035 sq ft

Denotes head height below 1.5m

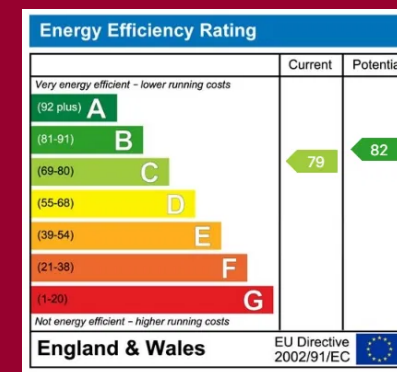


First Floor
Approx 65 sq m / 703 sq ft



Outbuildings
Approx 15 sq m / 166 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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