



95 Kingsleigh Road, Heaton Mersey, Stockport, SK4 3PH

JohnMellor



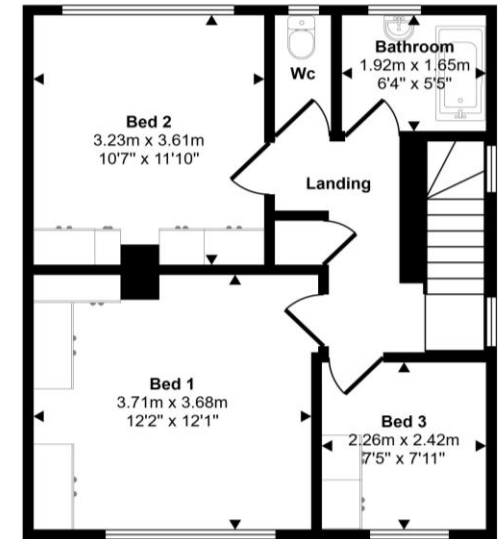
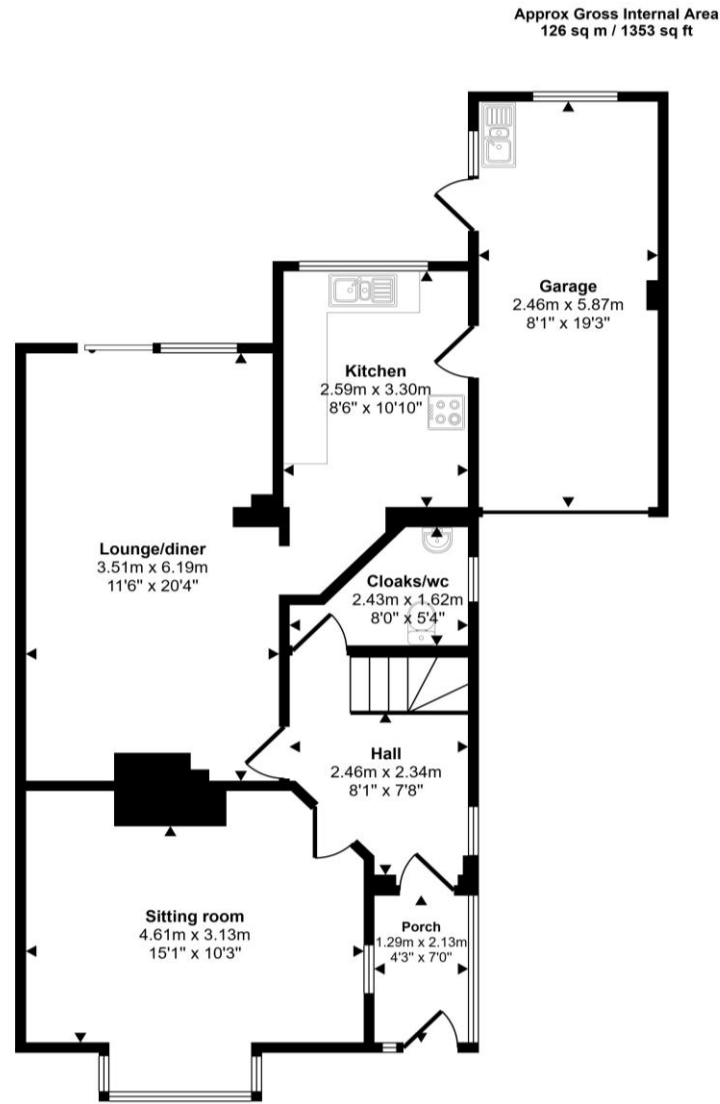
A most attractive three bedroom semi detached family home affording neatly laid out accommodation which has been extended at the rear. The property is situated on an established and popular residential road of varying house styles and rooms include an enclosed porch, a hall has a cloakroom/wc off, there is a sitting room, an extended lounge/diner and an extended kitchen completes the ground floor. Stairs off the hall lead to the first floor where the three good size bedrooms and the bathroom with a separate wc will be found. A driveway provides off road parking and leads to an attached garage.



A most noteworthy feature of the property is the large rear garden which is south easterly facing and would normally be associated with properties in a much higher price bracket. Gas central heating is installed and combines with double glazing. Kingsleigh Road is conveniently located for local amenities catering for most of the everyday wants and needs and Tithe Barn Primary School and Priestnall Secondary School are within catchment and walking distance. The property is freehold and in council tax band D.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A	64	82
(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 



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