



34 Ashford Road, Heaton Chapel, Stockport, SK4 5JX

JohnMellor



We are delighted to be able to offer for sale this most attractive three bedroom semi detached family home which was built to a traditional bay window design and situated in a popular and much sought after residential part of The Heatons. The property occupies a larger than average size plot and there is great scope for extending to the side/rear subject to the usual leasehold/planning/building regulation permissions. The accommodation itself 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 porch, a welcoming hall, two reception rooms and a kitchen diner. Stairs from the hall lead to the first floor where the three bedrooms, bathroom and separate wc will be found. The property is also double glazed and gas centrally heated.

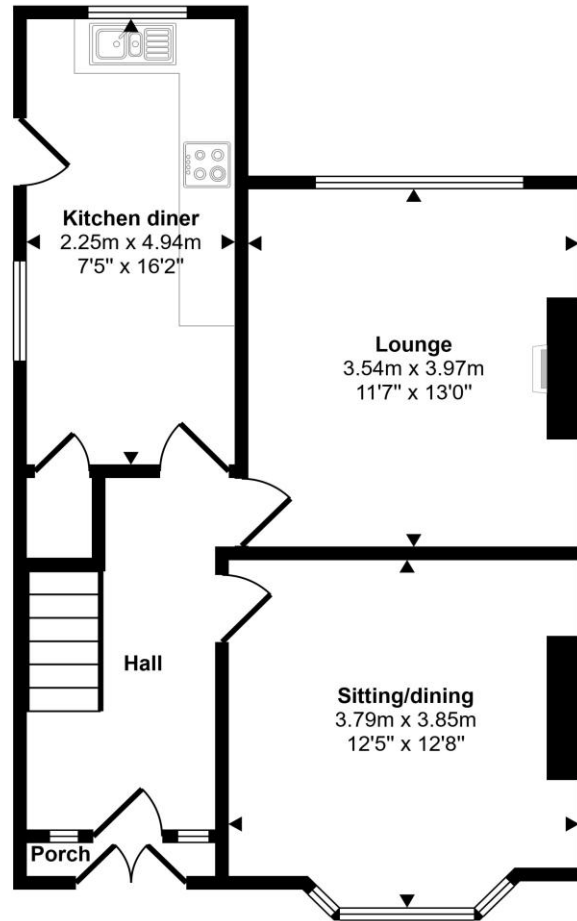


A long driveway provides ample off road parking and leads to a detached garage with an up and over door. As previously mentioned the property occupies a larger than average size plot which means it benefits from a fantastic rear garden, normally associated with homes in a much higher price bracket. Ashford Road is convenient for amenities in both The Heaton and Reddish catering for the everyday wants and needs together with bars, cafes and restaurants. For the commuter buses run along Broadstone Road and Heaton Chapel train station is just a 0.8 mile walk away and operates into both Stockport and Manchester centres. Leasehold for remainder of a 995 year term from 1951 with a ground rent of £5.00 per annum. Council tax band C.

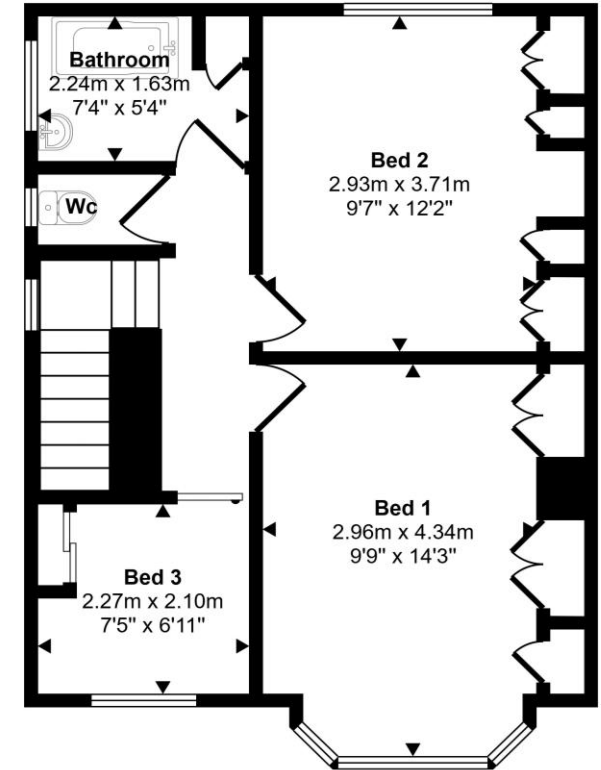


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
96 sq m / 1032 sq ft



Ground Floor
Approx 50 sq m / 540 sq ft



First Floor
Approx 46 sq m / 493 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