



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

JohnMellor



No chain involved! A three bedroom semi detached family home situated on an established and popular residential road of varying house styles. The property 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 hall, a good sized lounge to the front and there is a kitchen diner with a utility room off to the rear. A turning staircase from the hall leads to the first floor landing where the three well proportioned bedrooms and the bathroom with a separate wc will be found. The property does benefit from gas central heating, powered by a Worcester boiler and the windows are partially double glazed.

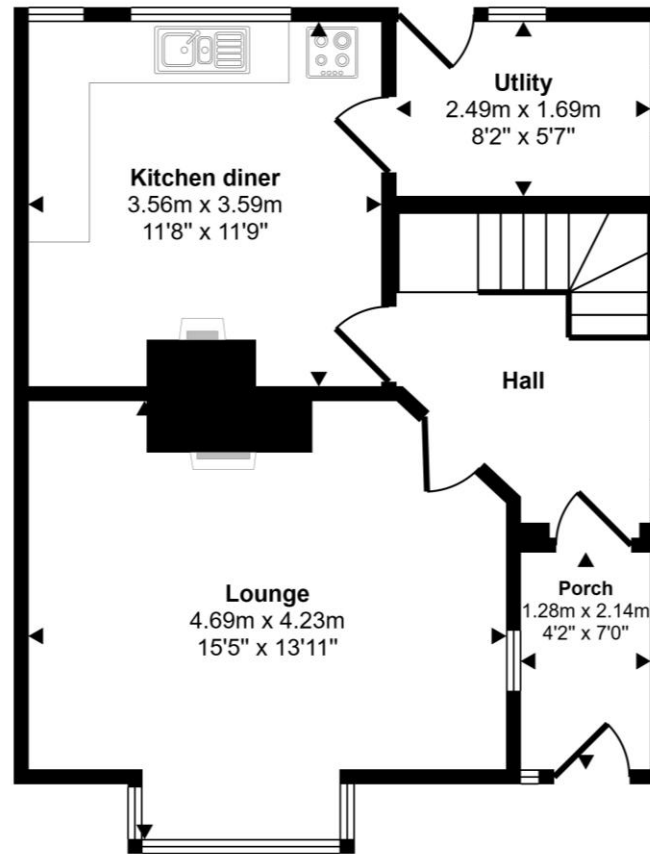


A driveway to the front of the property provides off road parking. A most noteworthy feature of the property is the large rear garden which is south easterly facing and allows plenty of scope for extensions subject to the usual permissions. Kingsleigh Road is conveniently located for local amenities 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 C.

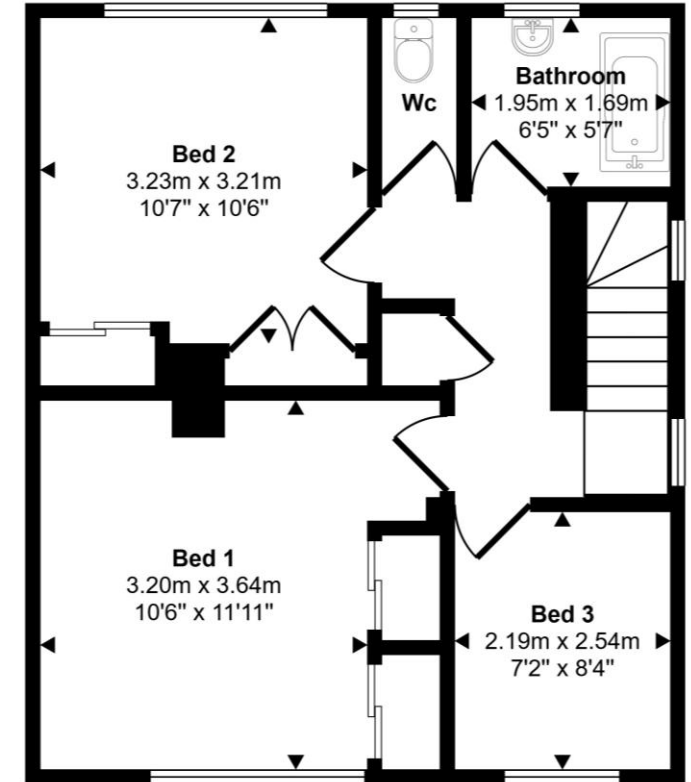


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	66	77
EU Directive 2002/91/EC		

Approx Gross Internal Area
93 sq m / 999 sq ft



Ground Floor
Approx 46 sq m / 500 sq ft



First Floor
Approx 46 sq m / 499 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