



24 Tatton Road South, Heaton Moor, Stockport, SK4 4LU

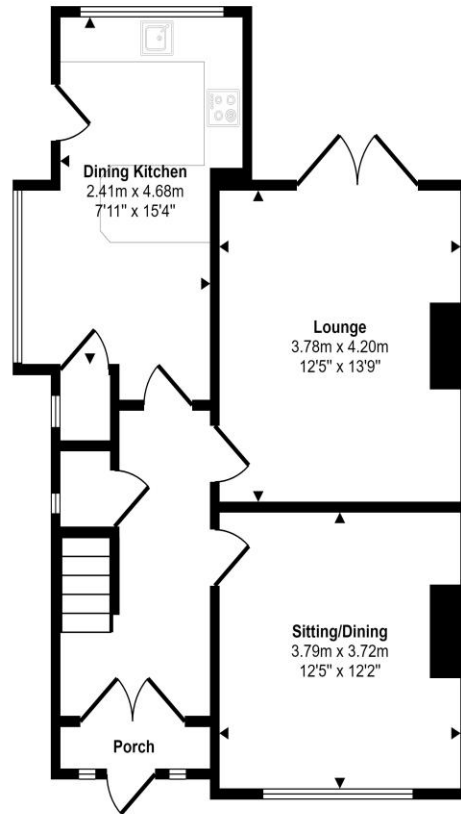
JohnMellor



We are delighted to be able to offer for sale this most handsome larger style three bedroom semi detached family home which occupies an excellent size plot with a large back garden, ample off road parking and a detached garage. The spacious accommodation is neatly laid out and ground floor rooms include a welcoming hall, two excellent reception rooms and a well appointed and refitted dining kitchen. Stairs from the hall lead to the first floor where the three bedrooms and the attractive refitted bathroom and separate wc will be found.



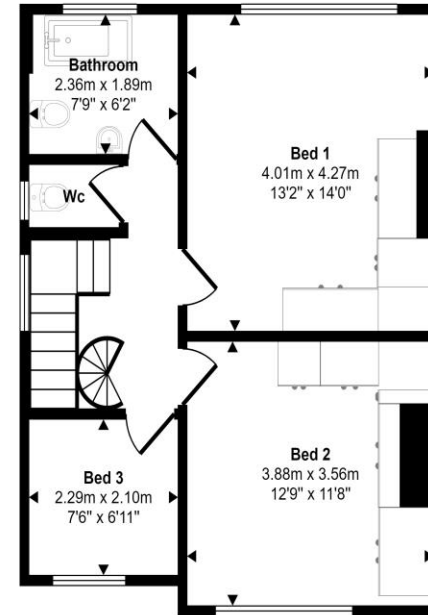
In addition there is a spiral staircase leading to a very useful loft area. The property is gas centrally heated and double glazed. Tatton Road South is very convenient for local amenities catering for most of the everyday wants and needs together with bars, restaurants, cafes, schools for all ages and sports facilities. For the commuter Heaton Chapel train station is literally a stroll down the road and operates into both Stockport and Manchester centres. The property is freehold and council tax band D.



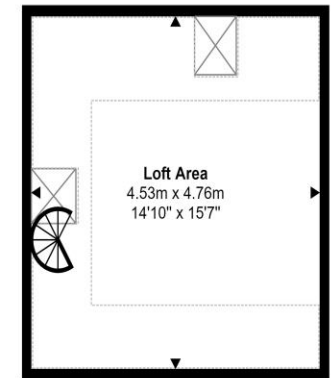
Ground Floor
Approx 58 sq m / 626 sq ft

Denotes head height below 1.5m

Approx Gross Internal Area
130 sq m / 1395 sq ft



First Floor
Approx 50 sq m / 537 sq ft



Second Floor
Approx 22 sq m / 232 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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