



91B Broadstone Road, Reddish, Stockport, SK5 7AS

JohnMellor



**CASH BUYERS ONLY.** A good size one bedroom self contained flat occupying the first floor of this period conversion and benefitting from a balcony and long rear garden to the rear. The flat is gas centrally heated and upvc double glazed. The rear garden is a most welcome feature and is unusual for a property of this style. Bright and airy rooms include a hall, a spacious lounge, a modern breakfast kitchen, a double bedroom and an attractive bathroom with a white suite.



Broadstone Road is convenient for local amenities in both Reddish and The Heaton's catering for most of the everyday wants and needs. For the commuter there are buses running regularly along the road and Heaton Chapel train station is just a 0.9 mile walk away. Leasehold for remainder of 800 years from 9 August 1992 with a ground rent of £5.00 per annum. Council tax band A.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Internal Area  
48 sq m / 518 sq ft



First Floor

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.