



19 Hooley Range, Heaton Moor, Stockport, SK4 4HU

John Mellor



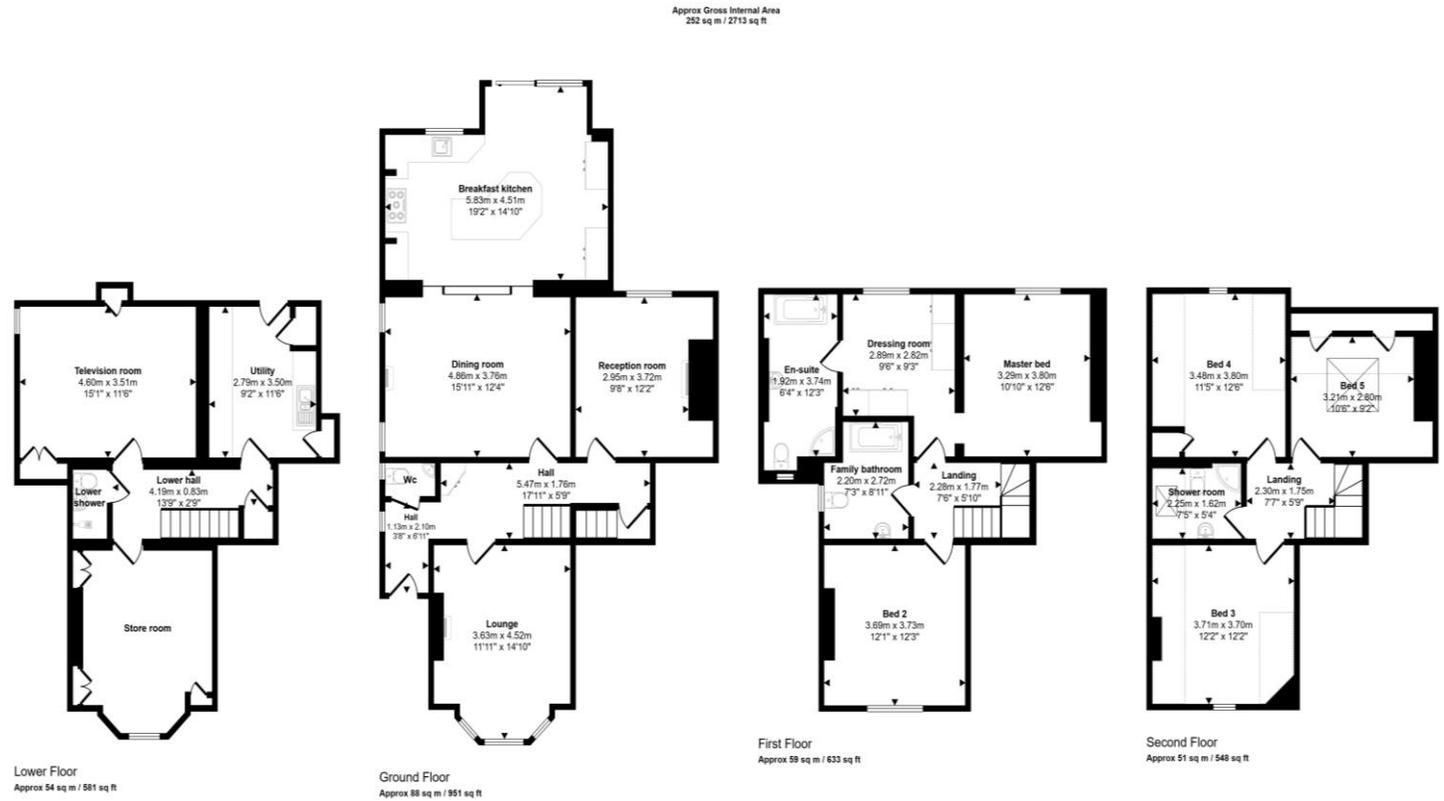
Simply superb! A truly magnificent period semi detached family home which has been consistently improved over the years by our vendor to provide an incredible home which is fitted with premium quality fixtures and fittings throughout. The impressive accommodation is laid out over four floors and includes a lower ground floor with a hallway, a television room, a utility room, an office/storage room and a shower room. To the ground floor there is a most welcoming hall, a downstairs wc, a delightful lounge, an additional reception room that is currently used as a study/music room but could easily be used a playroom/snug etc, and the beautiful dining room opens into the stunning custom-made Martin Moore breakfast kitchen. Stairs from the hall lead to the first floor where there is a master suite, with a bedroom, dressing room and beautifully fitted ensuite bathroom, and a further double bedroom and main family bathroom. A further spindled staircase leads to the second floor where the three remaining bedrooms and shower room will be found.



The many property improvements have all been thoughtfully carried out in keeping with the age and style of the property and all of which we feel sure will please even the most discerning of buyers. There is ample driveway parking to the front of the property and there is also access at the rear off Napier Road leading to further parking if required. A most noteworthy feature of the property is the much loved superb large rear garden which is beautifully set out with lawn and patio areas. Hooley Range is ideally situated for local independent shops, bars, restaurants, cafes, schools for all ages, sports facilities and the beautiful boutique Savoy cinema. For commuters Heaton Chapel train station is just a 0.6 mile walk away and operates into both Stockport and Manchester centres. Freehold. Council tax band E. Must be viewed!



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



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