



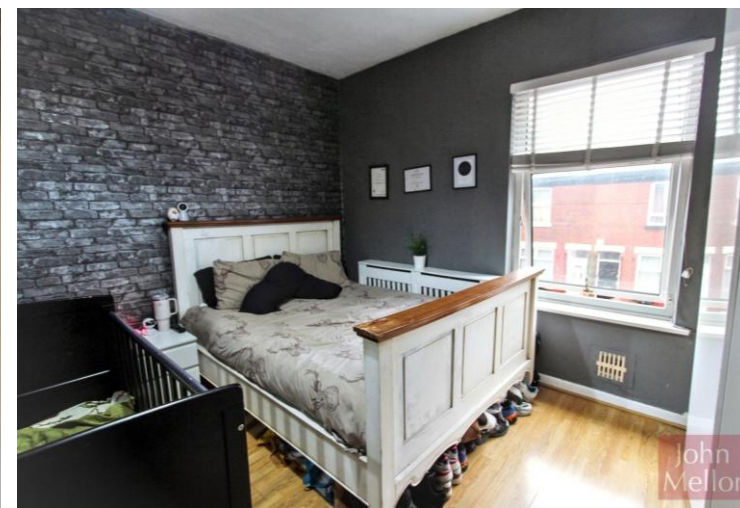
John Mellor

20 Springfield Avenue, Reddish, Stockport, SK5 7BD

JohnMellor



A most attractive two bedroom garden fronted terrace property ideally situated at the head of a very pleasant cul-de-sac being free from through traffic yet just a stroll away from local shops and amenities catering for the everyday wants and needs. The neatly laid out accommodation is gas centrally heated, upvc double glazed and ground floor rooms include a lounge with feature fireplace and a dining kitchen.

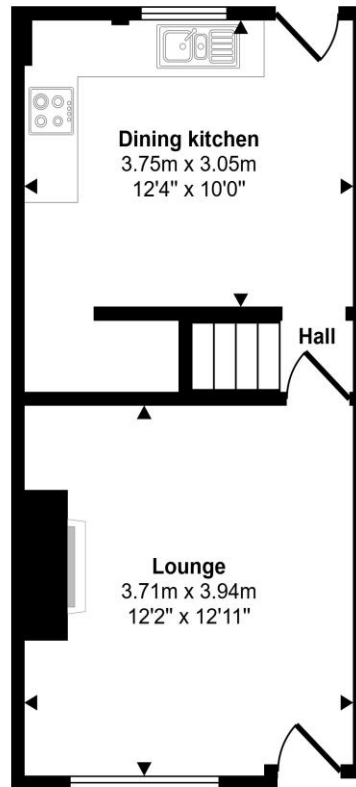


Stairs from the inner hall lead to the first floor landing where the two bedrooms and refitted family bathroom will be found. In addition there are paddle steps from the landing leading to a very useful loft area. There is a front garden area together with an enclosed rear garden area. The property is freehold. Council tax band A.

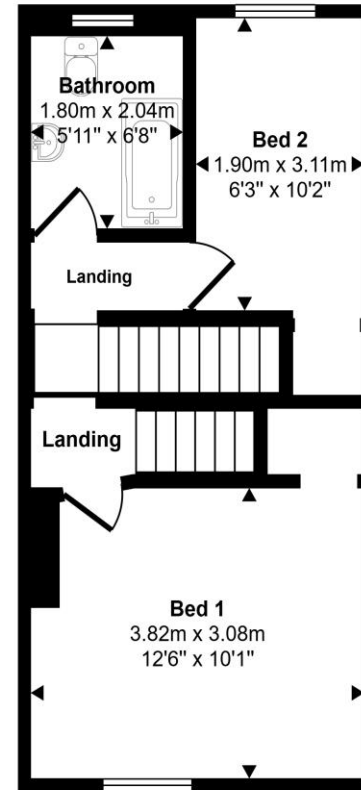


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

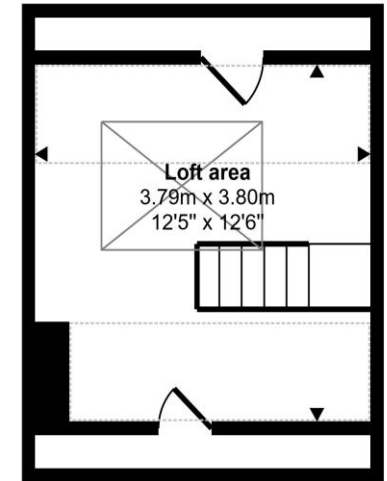
Approx Gross Internal Area  
79 sq m / 847 sq ft



Ground Floor  
Approx 30 sq m / 321 sq ft



First Floor  
Approx 31 sq m / 330 sq ft



Loft area  
Approx 18 sq m / 196 sq ft

Denotes head height below 1.5m

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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