



John Mellor

36 Mayfield Grove, Reddish, Stockport, SK5 7JB

JohnMellor



A most attractive three bedroom semi detached family home occupying a large plot with an incredible rear garden which can be taken full advantage of from the conservatory extension. The neatly laid out accommodation is gas centrally heated, has upvc double glazing and rooms include a hall, a downstairs wc, a lounge opens into the rear sitting/dining room, and in turn the conservatory, and the modern kitchen completes the ground floor. Stairs from the hall lead to the first floor where the three bedrooms and the family bathroom with an attractive white suite will be found.

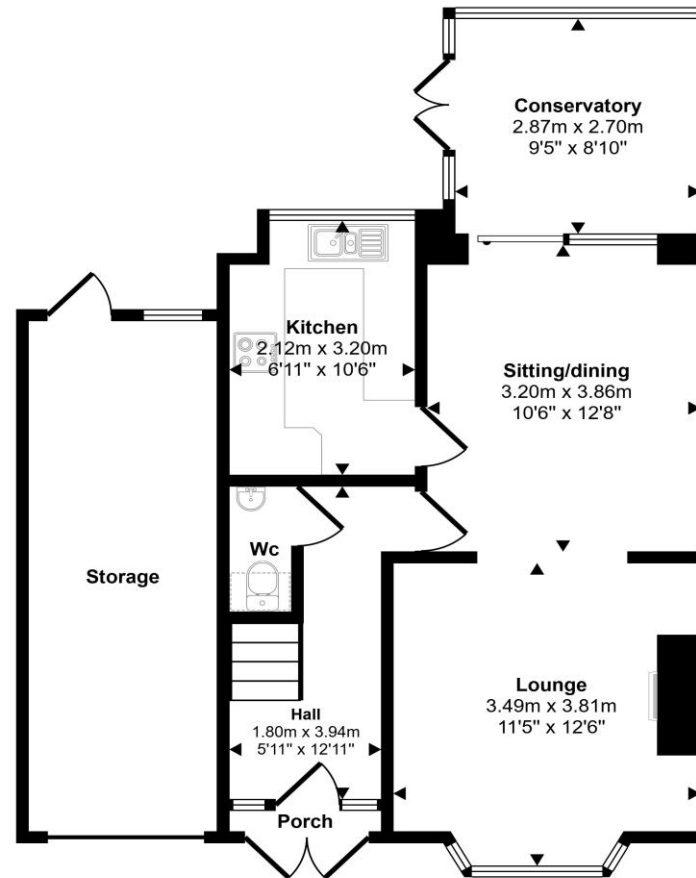


A driveway to the front provides off road parking and there is an attached store to the side. Mayfield Grove forms part of a highly regarded and much sought after part of Reddish which is convenient for local amenities catering for the everyday wants and needs. Leasehold for remainder of a 999 year period from October 1956 with a ground rent of £8.00 per annum. Council tax band C. Viewing highly recommended.



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		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	70	78
	EU Directive 2002/91/EC	

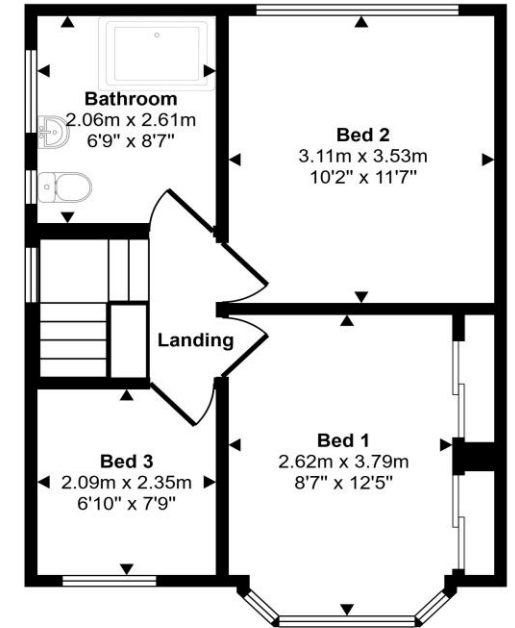
Approx Gross Internal Area
103 sq m / 1109 sq ft



Ground Floor
Approx 65 sq m / 695 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.



First Floor
Approx 38 sq m / 414 sq ft

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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