



John
Mellor

36 Wittenbury Road, Heaton Norris, Stockport, SK4 3LY

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It is with great please that we offer for sale this beautifully presented four bedroomed detached family home which occupies one of the largest plots on the estate with excellent size garden areas to three sides together with driveway parking and attached storage. The property and plot very much lend themselves to extensions, subject to the usual permissions, and will provide a fantastic home not just for the present but for the future as well. The well appointed bright and airy rooms include a porch, a hall with cloaks/wc off, there are three reception rooms, a modern fitted kitchen and a utility area.

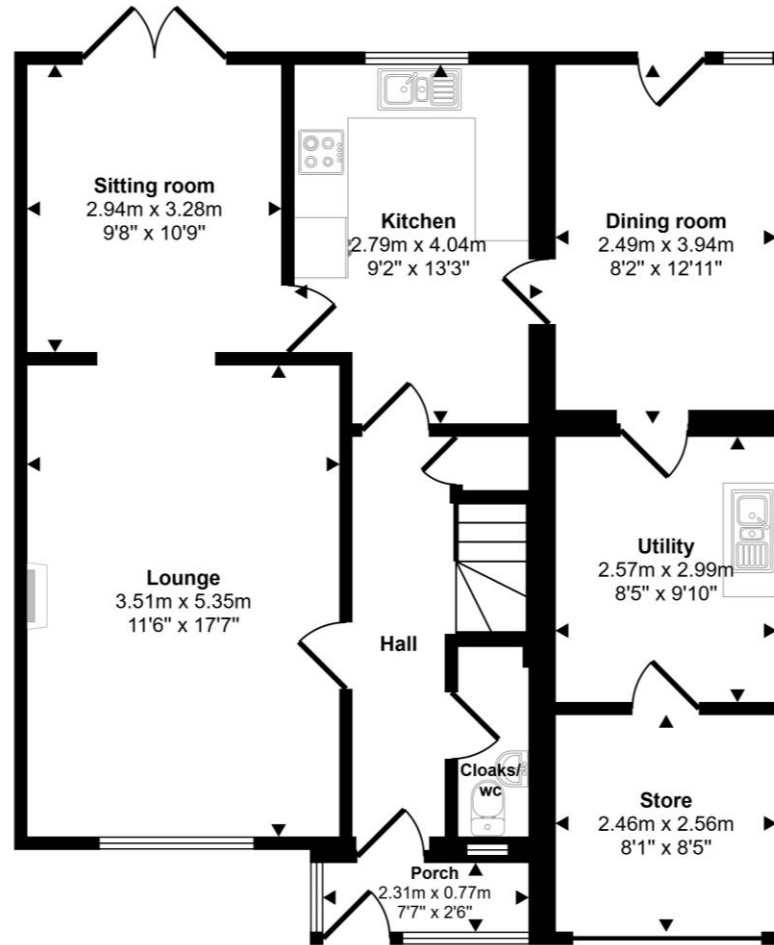


The stairs from the hall lead to the first floor where the four well proportioned bedrooms, the primary being en-suite, and the family bathroom will be found. Naturally the property is double glazed and gas centrally heated. Wittenbury Road is conveniently located for local shops, bars, restaurants, cafes, sports facilities and excellent schools for children of all ages. For the commuter Heaton Chapel train station is just a 1.0 mile walk away and operates into both Stockport and Manchester centres. Freehold and council tax band E. No chain involved!

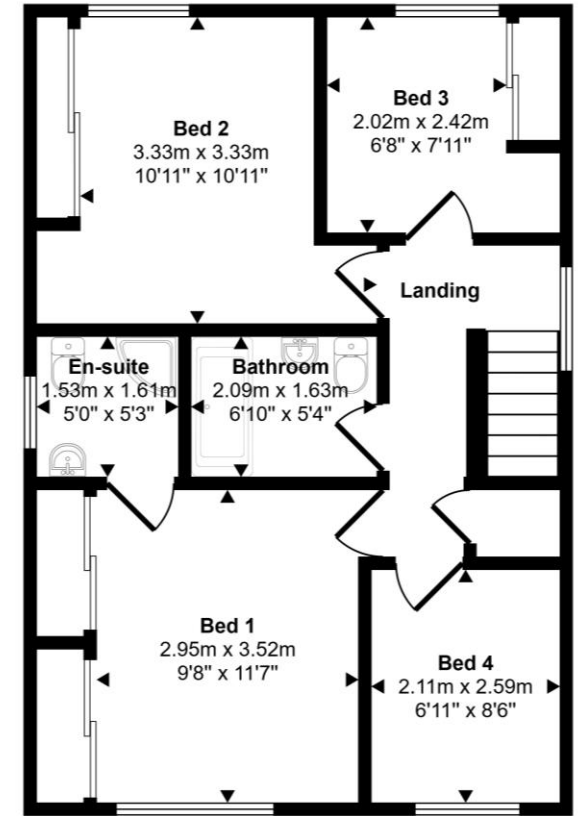


Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
131 sq m / 1413 sq ft



Ground Floor
Approx 80 sq m / 856 sq ft



First Floor
Approx 52 sq m / 556 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.

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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