



11 St. Martins Avenue, Heaton Norris, Stockport, SK4 2JF

JohnMellor





An imposing five bedroom, two bathroom detached family home occupying a large plot with extensive gardens and situated on a very pleasant cul-de-sac being free from through traffic. The accommodation is in need of some updating but all the ingredients are there for a purchaser to carry out improvements to their own taste and requirements. The bright and airy rooms include a porch, a welcoming entrance hall, a lounge leads into a sitting room and there is a dining kitchen and a utility room. Stairs from the hall lead to the first floor where the five bedrooms, the family bathroom and additional shower room will be found.





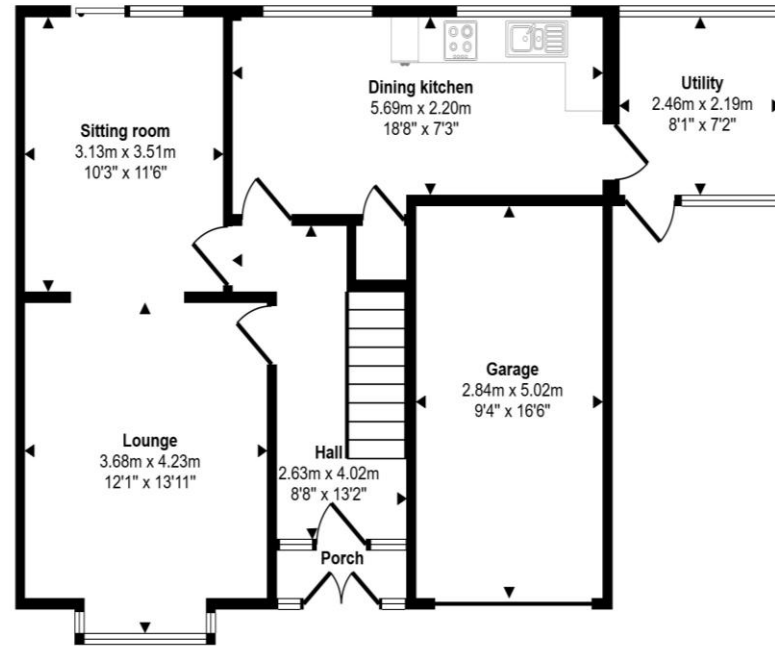
The property is gas centrally heated and double glazed. A driveway provides off road parking and there is an integral brick garage with an electric up and over door. The large plot means there is a fantastic size rear garden which is particularly wide, south east facing and mainly laid to lawn with a paved patio area extending to the side of the house. St. Martins Avenue is just a 1.1 mile walk to Heaton Chapel train station and less than a mile to the Moor Top shopping area with it's shops, bars, restaurants and the beautiful boutique Savoy cinema. Freehold. Council tax band D. No chain involved.



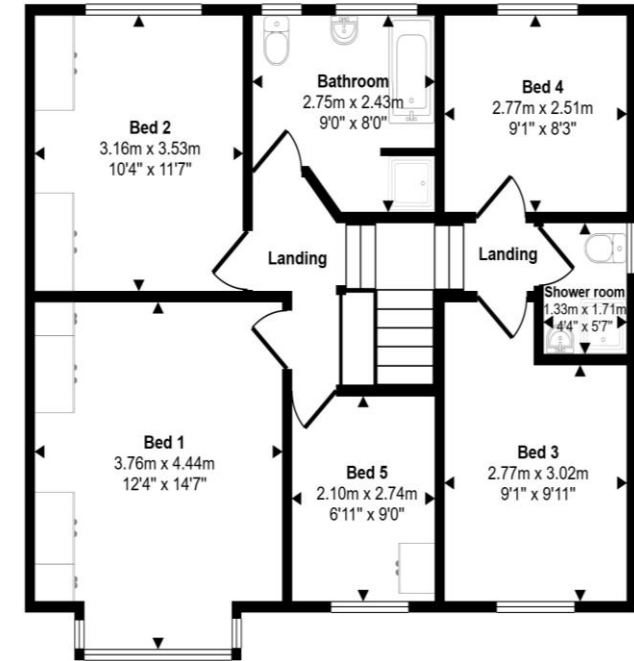


Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU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

Approx Gross Internal Area  
141 sq m / 1517 sq ft



Ground Floor  
Approx 72 sq m / 777 sq ft



First Floor  
Approx 69 sq m / 740 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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