



73 Green Lane, Heaton Moor, Stockport, SK4 3LH

John Mellor



A most attractive three bedroom semi detached family home occupying an excellent corner plot with lawned gardens to three sides and a driveway and detached garage to the rear. The accommodation is in need of updating but all the ingredients are there for a purchaser to carry out improvements to their own taste and requirements, including extensions subject to the usual permissions. Bright and airy rooms to the ground floor include a welcoming hall, two reception rooms, a kitchen and a side porch. Stairs from the hall lead to the first floor where the three well proportioned bedrooms and the bathroom with a separate wc will be found.

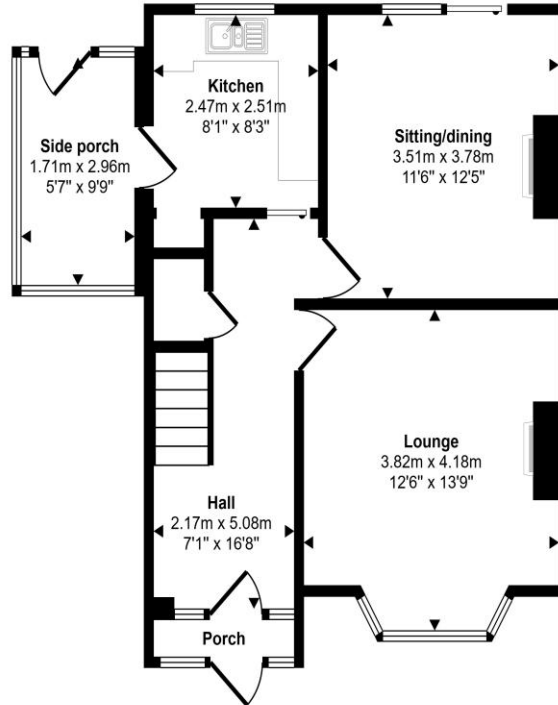


Windows are double glazed and gas central heating is installed and powered by a Worcester combination boiler. Green Lane is conveniently located within walking distance of local shops, bars, restaurants, cafes, sports facilities, schools and the boutique Savoy cinema. For the commuter Heaton Chapel train station is a 0.9 mile walk away and operates into both Stockport and Manchester centres. The property is freehold. Council tax band D. No chain involved!

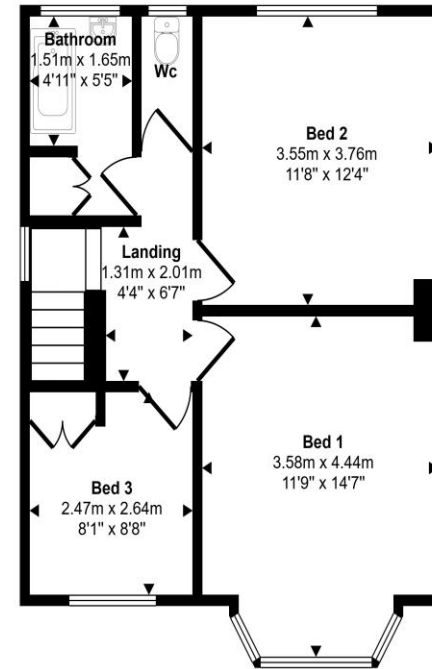


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

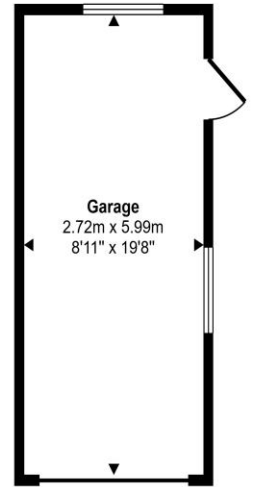
Approx Gross Internal Area
119 sq m / 1285 sq ft



Ground Floor
Approx 55 sq m / 590 sq ft



First Floor
Approx 48 sq m / 519 sq ft



Garage
Approx 16 sq m / 175 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