

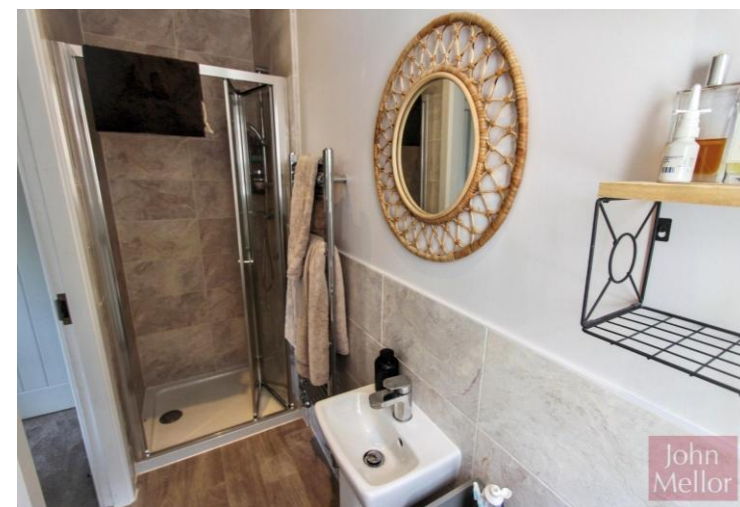


7 Oakmont Lane, Heaton Mersey, Stockport, SK4 3BW

JohnMellor



Simply superb! A stunning three bedroom detached family home built in 2022 to a high specification and consistently further improved by our vendor since moving in as new. We feel this property is sure to appeal to even the most discerning of buyers with attention paid to detail and quality fixtures and fittings throughout. Ground floor rooms include a welcoming hall, a cloaks/wc, a good sized lounge and a beautifully fitted dining kitchen with patio doors out onto the well stocked rear garden. There are stairs from the hall leading to the first floor landing where the three excellent bedrooms will be found, the primary being en-suite, together with the family bathroom.

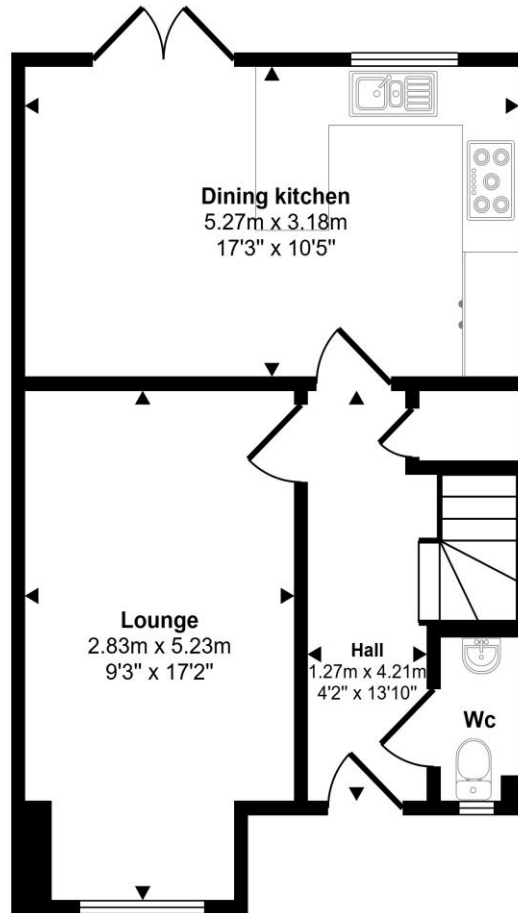


Amongst the many fine and welcome improvements made are the installation of a second EV charging point, a patio and planting of the garden, fitted wardrobes to all three bedrooms, a loft ladder leads to a loft with boarding for storage and shutter blinds to the lounge, dining kitchen and bathroom. Oakmont Lane is superbly situated for local amenities catering for most of the everyday wants and needs as well as access to great walks along the River Mersey and Heaton Mersey Common. For the commuter East Didsbury Metrolink and East Didsbury train station are a 0.6 and 0.8 mile walk away and operate into Manchester City centre. Freehold. Annual service charge of £236.14 per annum. Council tax band D. Must be viewed!

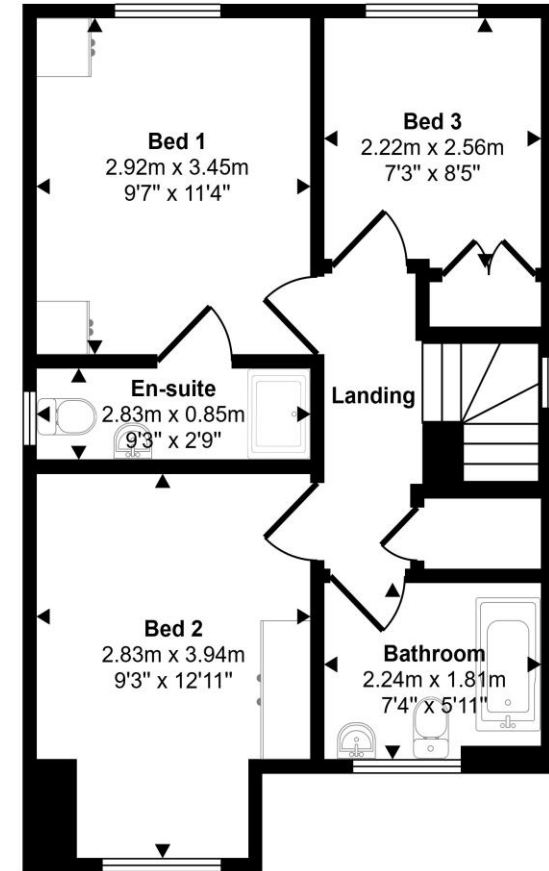


Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
84 sq m / 906 sq ft



Ground Floor
Approx 42 sq m / 454 sq ft



First Floor
Approx 42 sq m / 452 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