



20 Merton Crescent, Heaton Moor, Stockport, SK4 4SD

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Simply superb! An outstanding **THREE DOUBLE BEDROOM DETACHED** family home occupying a larger than average plot with an excellent size rear garden and not being overlooked from the front or rear. The beautifully presented living accommodation is bright and airy, exactly what is hoped for in a modern home, and rooms include a hall, a lounge, a delightful dining kitchen and a utility room and downstairs wc. Stairs from the hall lead to the first floor where the three double bedrooms will be found, the primary of which has a dressing area and en-suite, together with the family bathroom. In addition there is a pull down ladder giving access to a loft with boarding, shelving and a light.



Naturally the property is gas centrally heated and double glazed, both which help the property achieve a B energy rating. There is a double width driveway providing ample off road parking with an EV charging point, leading to the integral garage, and completing this superb home. Merton Crescent is ideally placed for local amenities including shops, bars, restaurants, cafes and schools. For the commuter Heaton Chapel train station is literally a 0.5 mile stroll away and operates into both Stockport and Manchester centres. Freehold (lease purchase in process). Council tax band D. Annual service charge of approximately £145.00 for upkeep of communal areas on the estate. Must be viewed!

www.john-mellor.co.uk

sales@john-mellor.co.uk

0161 442 4142

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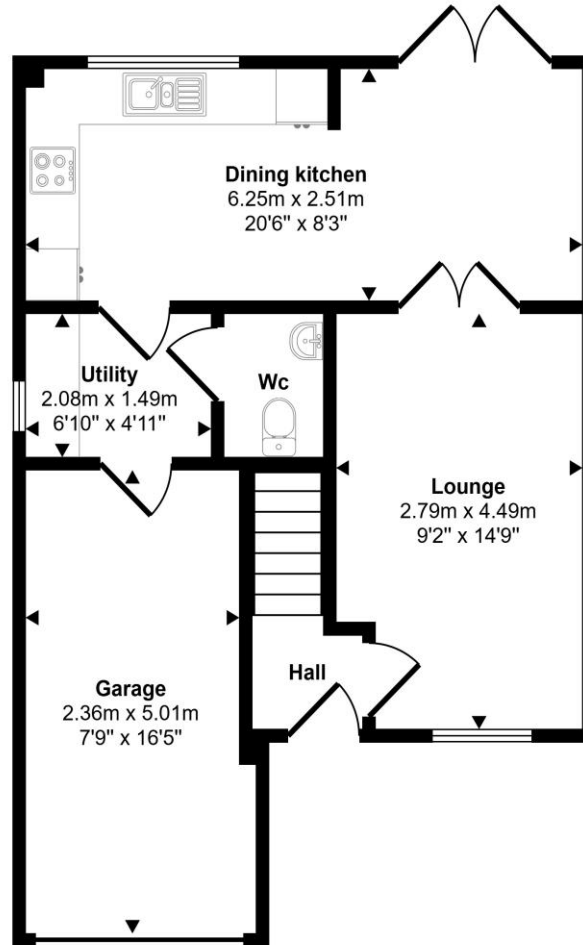
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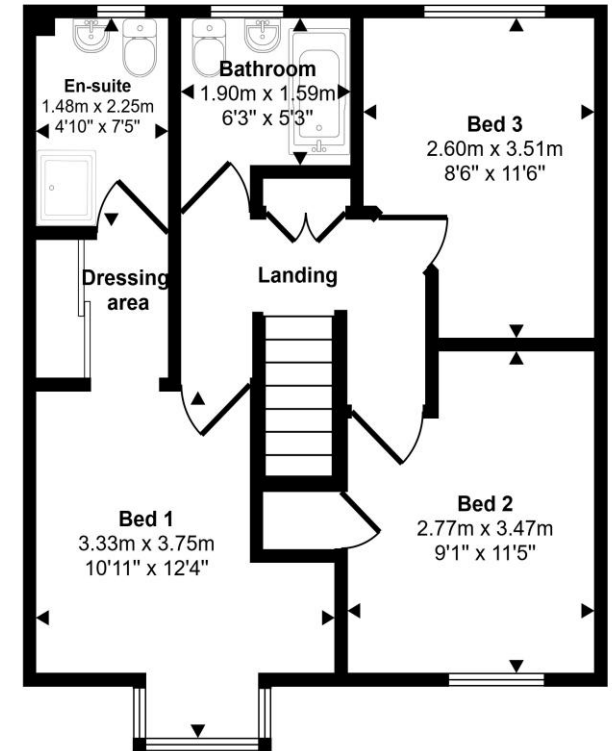
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
95 sq m / 1027 sq ft



Ground Floor
Approx 50 sq m / 538 sq ft



First Floor
Approx 45 sq m / 489 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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182 Heaton Moor Road, Heaton Moor,
Stockport, Cheshire, SK4 4DU
Tel: 0161 442 4142
sales@john-mellor.co.uk
www.john-mellor.co.uk

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