



John Mellor

2 Clarendon Avenue, Heaton Moor, Stockport, SK4 4HX

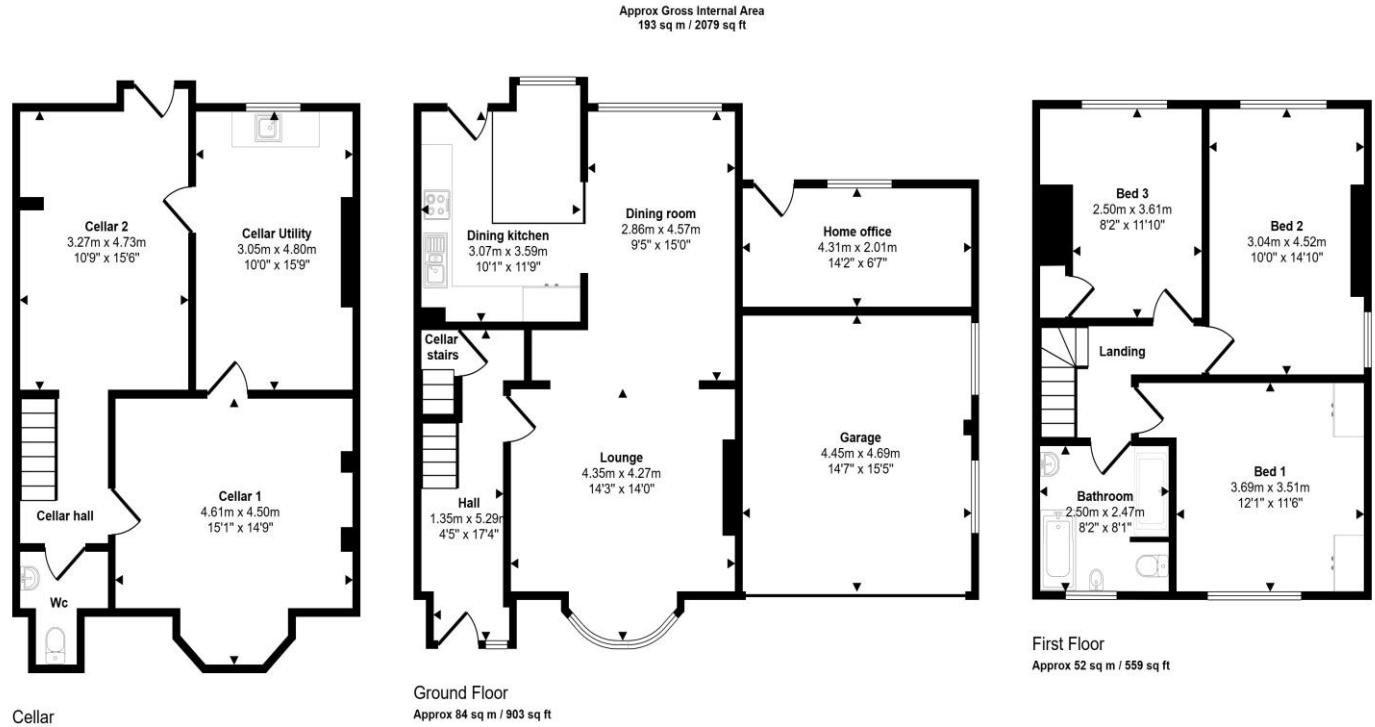
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We are delighted to be able to offer for sale this period **THREE DOUBLE BEDROOM** end terrace family home ideally situated in a secluded location in the heart of Heaton Moor and within an easy stroll of local shops, bars, restaurants, cafes, schools and sports facilities. In addition for the commuter Heaton Chapel train station is just a 0.7 mile walk away and operates into both Stockport and Manchester centres. The bright and airy accommodation is neatly laid out and further benefits from an excellent range of basement rooms, including a utility room and a wc, which lend themselves to a variety of uses.



Ground floor rooms include a welcoming hall, a spacious lounge opens into the dining room and there is a good size dining kitchen. Stairs from the hall lead to the first floor where the three double bedrooms and the family bathroom will be found. A driveway provides ample off road parking and there is a large attached garage with a rear home office. Completing the property is the most attractive rear garden which is neatly tended and has a westerly aspect. The property is freehold with a £5.00 per annum chief rent. Council tax band D. Viewing highly recommended.



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.

| Energy Efficiency Rating | | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 71 | 76 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |

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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