



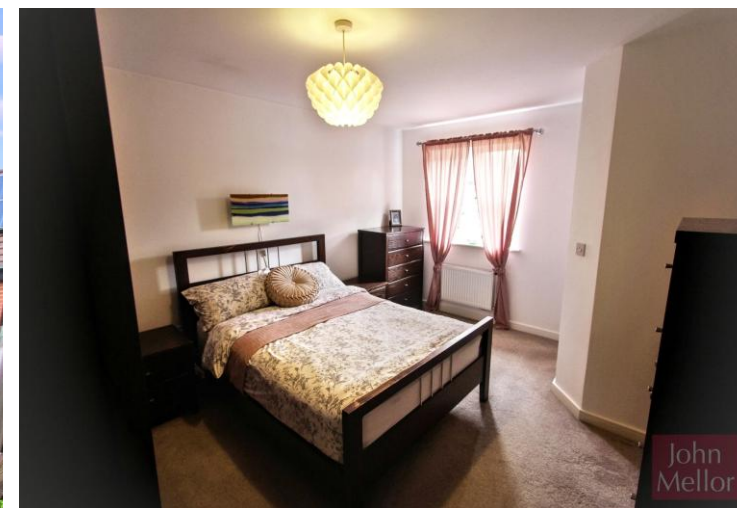
John Mellor

5 Kensington Close, Heaton Moor, Stockport, SK4 4SB

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No chain involved! A beautifully appointed four bedroom detached family home situated on the popular and much sought after Heaton Manor estate which was built by Bellway Homes circa 2013. This particular property forms their "Oakwood" design and has bright and airy rooms to include a spacious hall with a cloaks/wc off and an additional storage room, an excellent size main lounge and a large dining kitchen with a utility area off. A staircase from the hall leads to the landing where the four bedrooms, the master being en-suite, and the family bathroom will be found. There is a driveway providing off road parking and an up and over door at the front of the house leads to further storage.

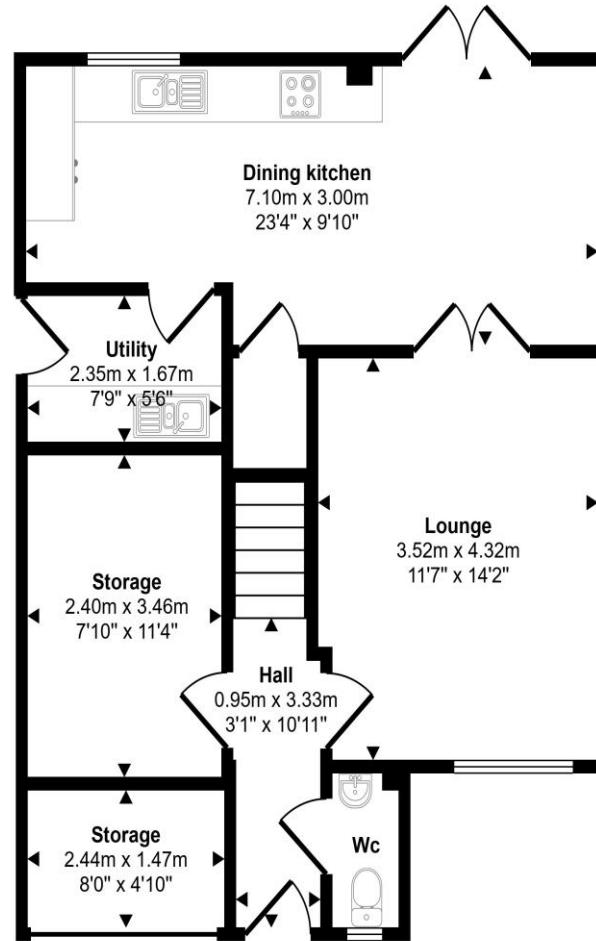


A good size rear garden completes this delightful home. Naturally the property is gas centrally heated and double glazed. Kensington Close is ideally placed for local amenities including shops, bars, restaurants, cafes and schools. For the commuter Heaton Chapel train station is literally a stroll away and operates into both Stockport and Manchester centres. The property is leasehold for the remainder of a 150 year term from 2013 and currently has a ground rent of £400.00 per annum. Council tax band E.

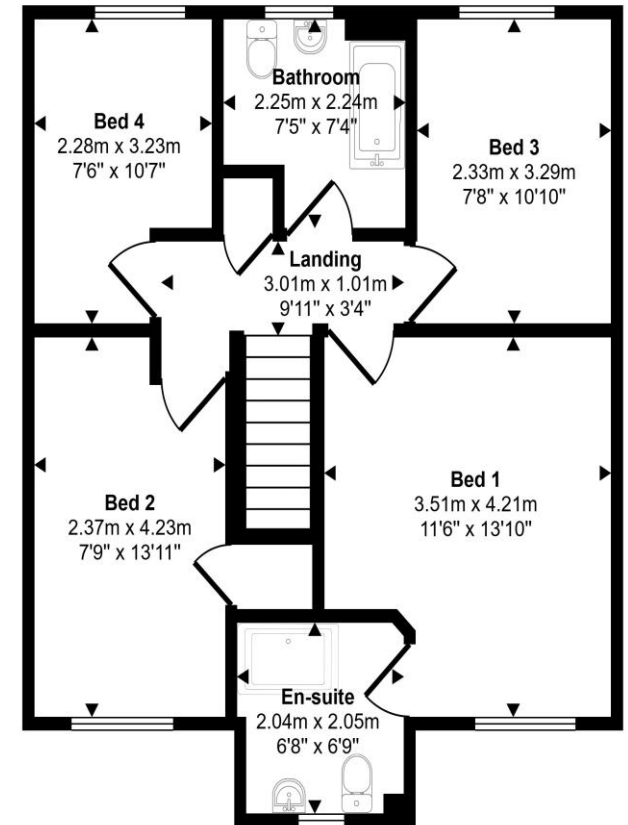


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
117 sq m / 1261 sq ft



Ground Floor
Approx 61 sq m / 658 sq ft



First Floor
Approx 56 sq m / 603 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