



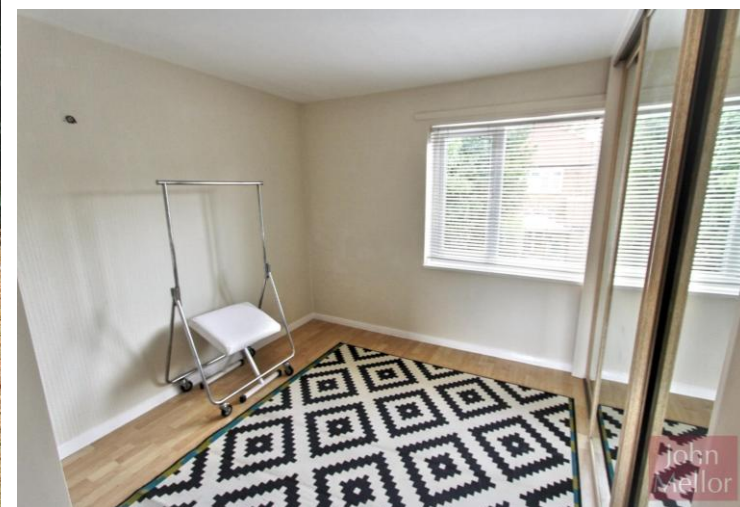
John
Mellor

16 Deneway Mews, Heaton Norris, Stockport, SK4 2JA

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No chain involved! A beautifully appointed three bedroom end mews property arguably occupying one of the best positions on this modern estate being situated next to a large communal garden area. In addition the property also benefits from its own private courtyard style garden area and has a carport for off road parking. The property has recently undergone a series of most welcome improvements including a beautifully refitted kitchen, some new double glazing and a shower area has been added to the bathroom. Rooms include a welcoming hall, a downstairs wc, an excellent lounge with patio doors at either end, the beautiful refitted kitchen and a large conservatory.

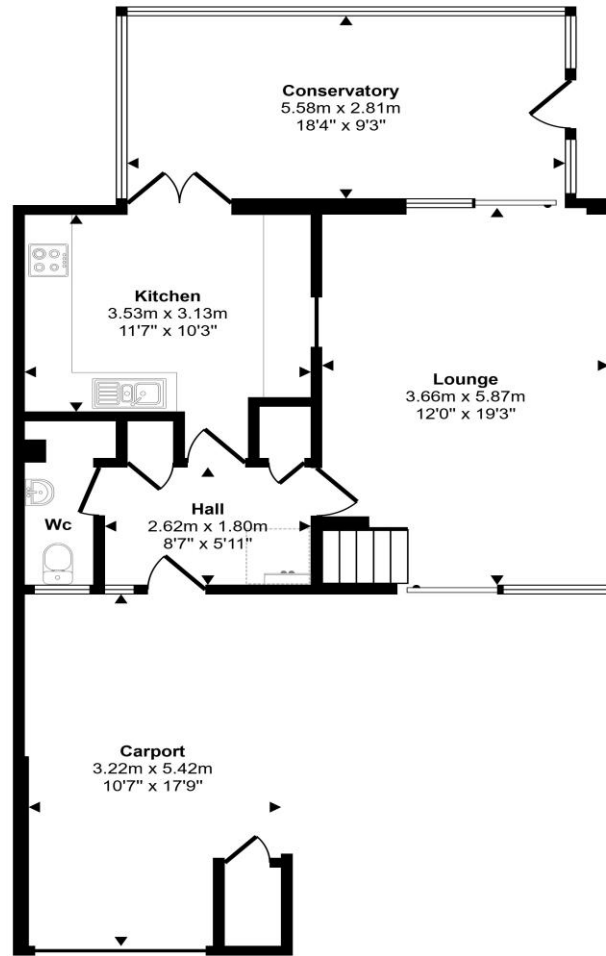


Stairs from the lounge lead to the first floor where the three excellent size bedrooms and the improved family bathroom will be found. Ducted warm air gas central heating is installed which combines with the double glazing to provide a C energy rating. Deneway Mews is just a 0.6 mile walk away from the Moor Top Shopping area with its shops, bars, restaurants and cafes. In addition for the commuter Heaton Chapel train station is a 0.9 mile walk away and operates into both Stockport and Manchester centres. Leasehold for remainder of a 999 year term from 1964 with a ground rent of £5.00 per annum. Council tax band C. A service charge of £40.00 per calendar month is payable for the maintenance of the estate grounds.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(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	

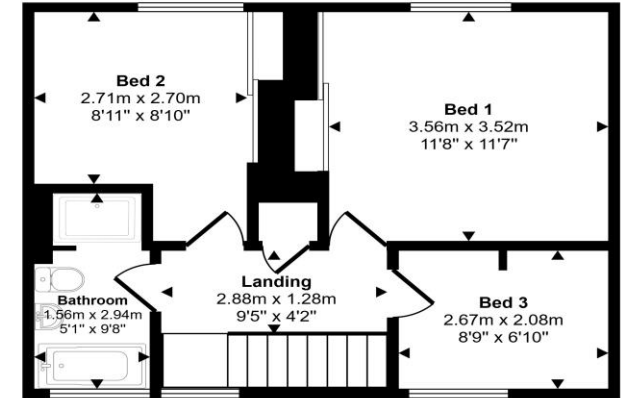
Approx Gross Internal Area
122 sq m / 1308 sq ft



Ground Floor
Approx 79 sq m / 849 sq ft

Denotes head height below 1.5m

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.



First Floor
Approx 43 sq m / 460 sq ft

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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