



Toronto Road | Heaviley | SK2 6ED

EDWARD  
mellor





## Features

- EXCELLENT Sized Rooms Throughout
- NO ONWARD CHAIN
- Reputable Schools/Colleges Close By
- GREAT Transport/Commuter Links
- MODERN Kitchen

Situated in an excellent and highly sought-after location, this attractive three-bedroom period semi-detached home offers generous living accommodation and superb convenience, making it an ideal purchase for first-time buyers,

investors or a small family seeking their first family home. The property boasts exceptionally spacious rooms throughout, beginning with a welcoming open-plan living and dining area that provides a fantastic space for both everyday living and entertaining.

To the rear, a newly fitted, generously sized kitchen offers ample worktop and storage space, perfectly suited to modern family life. A large cellar adds valuable additional storage, enhancing the practicality of the home.





To the first floor, the property comprises two well-proportioned double bedrooms, a further single bedroom ideal as a home office or guest room and a family bathroom. Externally, the property benefits from its prime location, with a range of local amenities close by, excellent transport and commuter links, and highly regarded schools and colleges within easy reach — all combining to create a convenient and desirable place to live. Early viewing is highly recommended to appreciate the space, location and potential this charming period home has to offer.

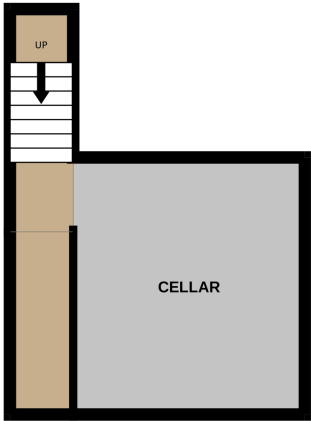




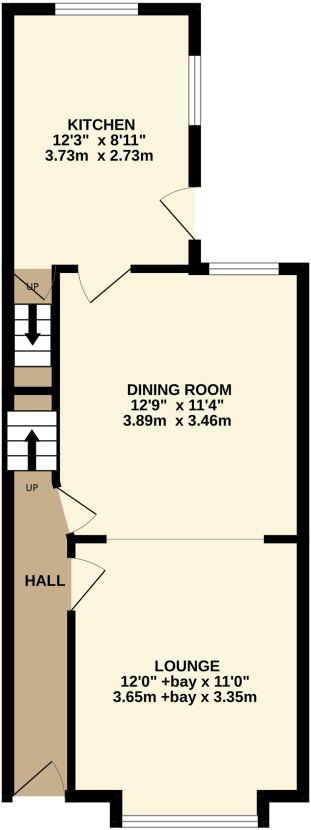
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

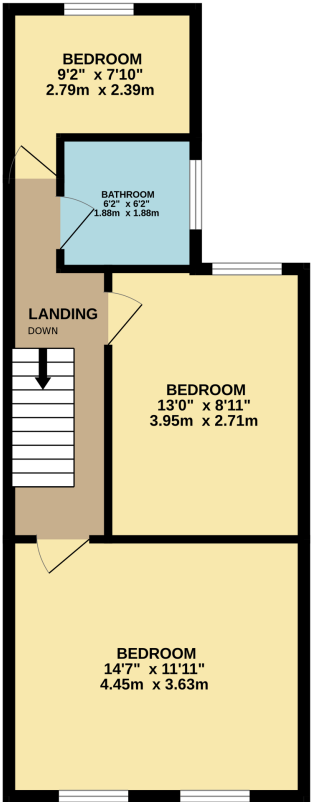
BASEMENT  
191 sq.ft. (17.8 sq.m.) approx.



GROUND FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1116 sq.ft. (103.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Important Information

- Council Tax Band: B
- Tenure: Leasehold
- Years Remaining on the Lease : 879 Years

## EPC Rating

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