



14 Alderdale Drive, Heaton Moor, Stockport, SK4 4AS

JohnMellor



We are delighted to be able to offer for sale this substantially extended detached family home which sits proudly at the top of Alderdale Drive, one of the premier roads in the area. The property occupies an excellent plot with a large rear garden and offers scope for further extensions subject to the usual permissions. The accommodation is in need of updating but is immaculately presented and would allow buyers to carry out improvements to their own taste and requirements whilst in occupation. A relatively new Worcester boiler heats the rooms which include a porch, a spacious hall, a lounge, an extended sitting/dining room, a kitchen, a study and a downstairs wc. There are stairs from the hall leading to the first floor where the bedrooms will be found together with the bathroom and separate wc.

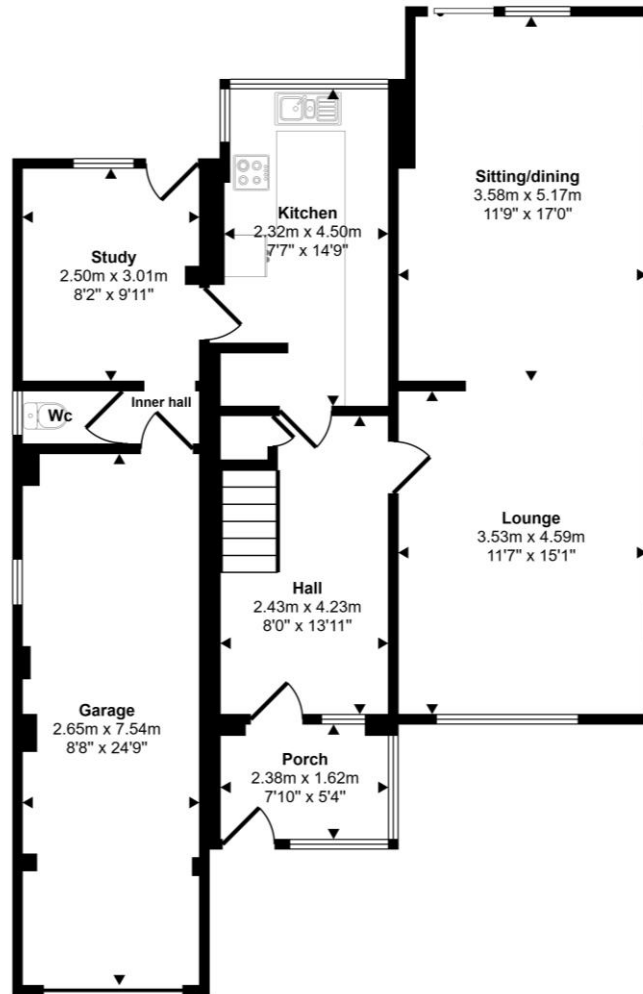


The previous owner had an elderly relative living in and the first floor layout currently reflects this and includes a kitchen area. A driveway provides ample off road parking leading to a larger than average garage with an electric up and over door. Occupying a large plot special mention should be made of the rear garden which extends out to the side of the house. Alderdale Drive is ideally situated within walking distance of local shops, bars, restaurants, cafes, schools and parks. For the commuter Heaton Chapel train station is just a 0.7 mile walk away and operates into both Stockport and Manchester centres. Freehold. Council tax band F. No chain involved!

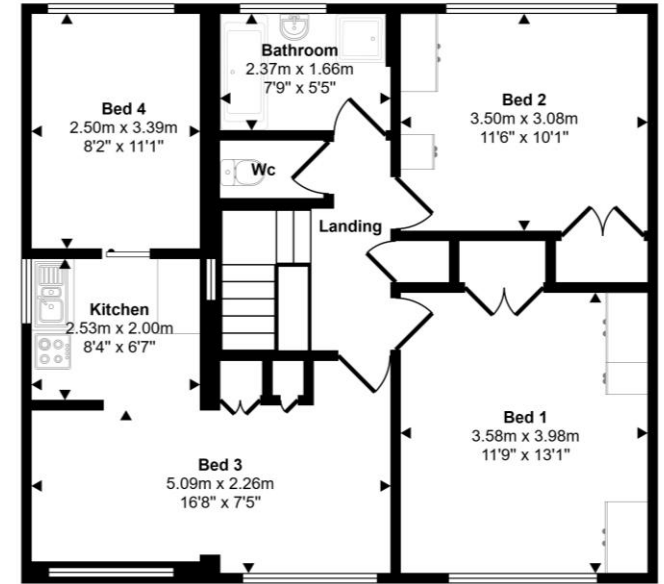


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area
165 sq m / 1772 sq ft



Ground Floor
Approx 95 sq m / 1019 sq ft



First Floor
Approx 70 sq m / 753 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