



John
Mellor

52 Wittenbury Road, Heaton Norris, Stockport, SK4 3LY

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A well presented and most attractive four bedroom detached family home pleasantly situated on the popular "Maunders" estate and in our opinion ideally suiting the growing family. The bright and airy accommodation is well laid out and includes a hall with a wc off, a spacious lounge leads into the dining room, a kitchen and a breakfast room/home office. There are stairs in the hall leading to the first floor where the four bedrooms, the primary being en-suite, and the family bathroom will be found. The property is warmed by a gas central heating system (boiler replaced 2019) and the windows are double glazed.

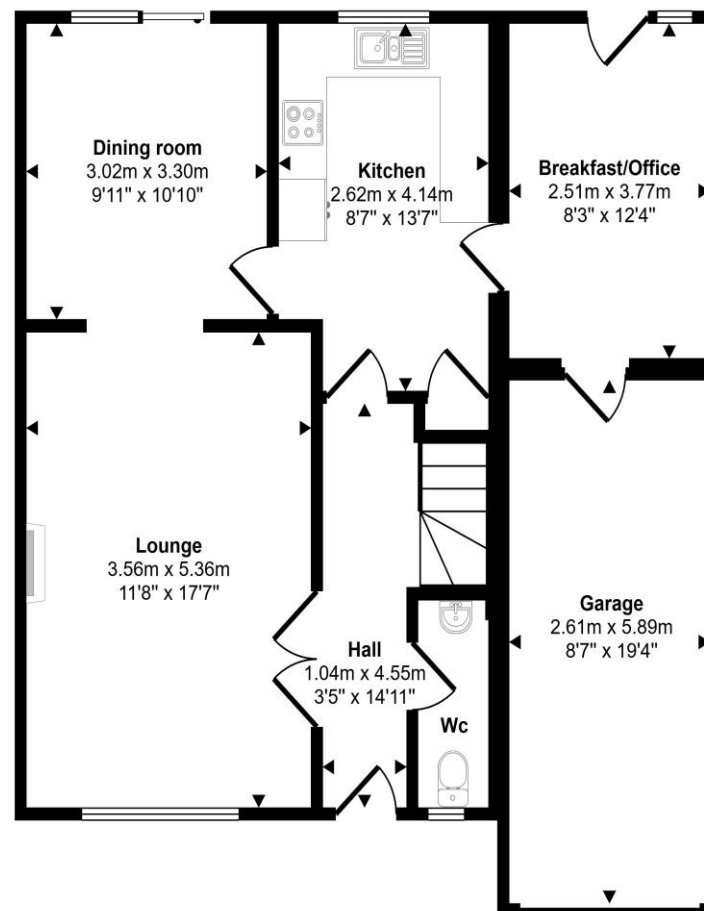


A double width driveway provides off road parking and leads to an attached brick garage. Completing the property are the lawned gardens to both the front and rear, the rear of which is enclosed, has flower/shrub borders and a patio area. Wittenbury Road is conveniently located for local shops, bars, restaurants, cafes, sports facilities and excellent schools for children of all ages. For the commuter Heaton Chapel train station is just a 1.1 mile walk away and operates into both Stockport and Manchester centres. Freehold and council tax band E. No chain involved!

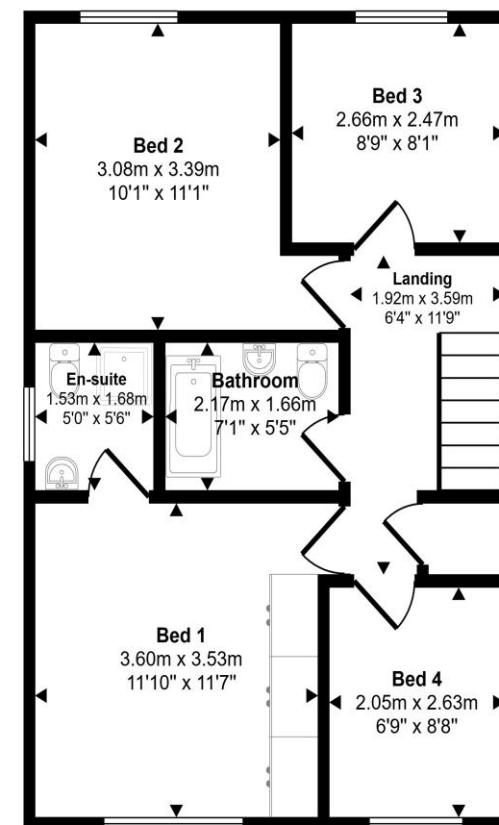


Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
131 sq m / 1409 sq ft



Ground Floor
Approx 79 sq m / 846 sq ft



First Floor
Approx 52 sq m / 563 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