



John Mellor

9 Ash Grove, Heaton Chapel, Stockport, SK4 5EU

JohnMellor



Must be viewed! A superb three bedroom mid terrace property affording fantastic views over Manchester Road Park and also benefitting from a long and well stocked rear garden. The accommodation has undergone a rigorous schedule of improvement over the years including a refitted kitchen with French door to the rear garden, wet room to the first floor, upgrade of the cellar area with the addition of a shower room, fitted wardrobes to the main bedroom, pull down loft ladder to a boarded space (prime for conversion subject to the usual permissions) and the rear garden was professionally landscaped. Bright and airy rooms include a hall, a lounge to the front, a separate sitting/dining room opens up into the beautiful fitted kitchen and there is an inner hall with stairs leading down to the cellar.



From the hall there are stairs leading to the first floor where the three well proportioned bedrooms and the wet room will be found. Naturally the property is gas centrally heated and partially double glazed. Ash Grove is a one way road (reducing the amount of cars using the road) and is convenient for local amenities catering for most of the everyday wants and needs. For the commuter Heaton Chapel train station is just a 0.6 mile walk away and operates into Manchester and Stockport centres. Leasehold for 999 years from 1900 with a ground rent of £4.60 per annum. Council tax band B. NO CHAIN INVOLVED!



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(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
142 sq m / 1526 sq ft



Cellar
Approx 18 sq m / 193 sq ft

Ground Floor
Approx 47 sq m / 502 sq ft

First Floor
Approx 47 sq m / 510 sq ft

Second Floor
Approx 30 sq m / 322 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