



7 Christleton Avenue, Heaton Chapel, Stockport, SK4 5EQ

JohnMellor



A most attractive three bedroom "sunshine" semi detached family home situated on one of the most sought after roads in Heaton Chapel being a cul-de-sac and affording homes of varying house styles. The bright and airy accommodation is neatly laid out and occupying a good size plot the property offers scope for extension subject to the usual permissions. Tastefully decorated ground floor rooms include a porch, a hall, a lounge opens into the sitting/dining room with a large sliding patio door and window and there is a modern kitchen. Stairs from the hall lead to the first floor where the three bedrooms and bathroom with a white suite will be found.

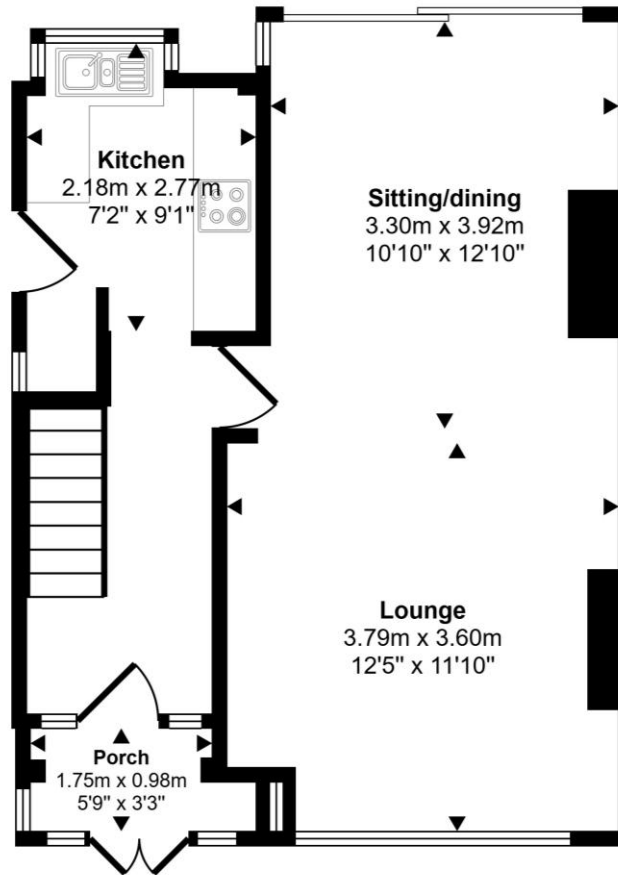


The property has double glazing and is warmed by a gas central heating system. A block driveway to the front provides off road parking for two cars. Completing this delightful home is the rear garden which has a lawned area, large paved patio and flower/shrub borders. Christleton Avenue is ideally placed for local amenities in both The Heaton and Reddish catering for most of the everyday wants and needs. For the commuter Heaton Chapel train station is just a 0.5 mile walk away and operates into both Stockport and Manchester centres. Leasehold for 999 years from 1935 with a ground rent of £5.00 per annum. Council tax band C. Viewing highly recommended!

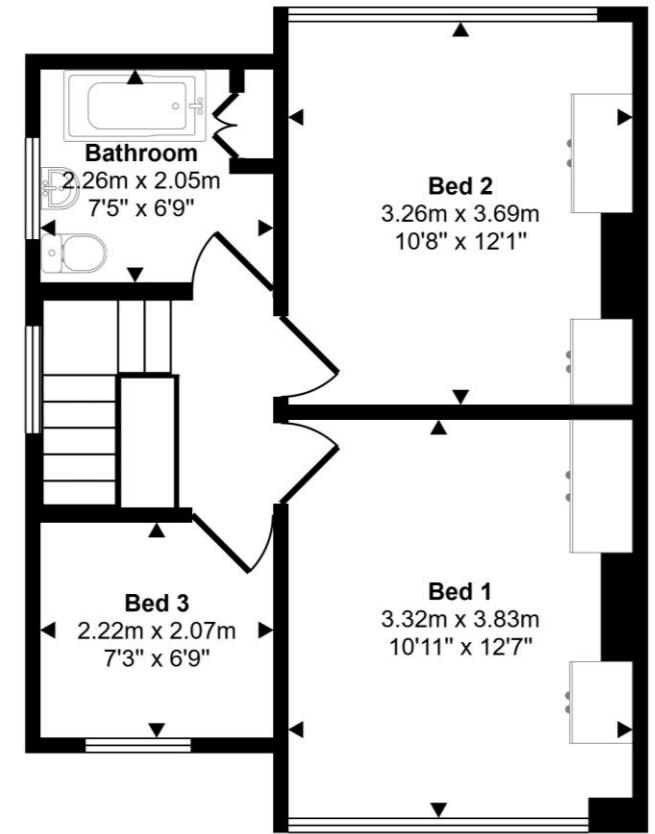


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
83 sq m / 895 sq ft



Ground Floor
Approx 42 sq m / 457 sq ft



First Floor
Approx 41 sq m / 437 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.