



23 Cambridge Road, Heaton Chapel, Stockport, SK4 4QN

John Mellor

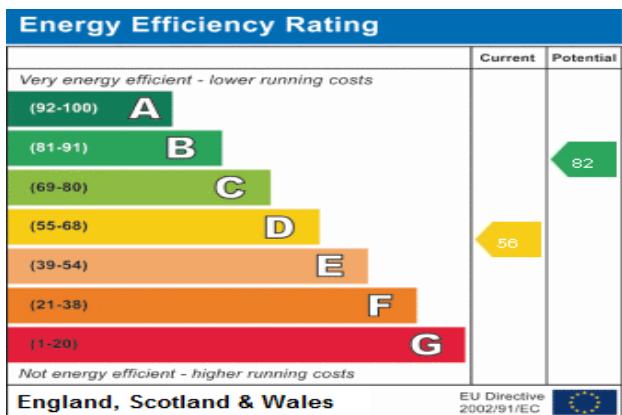
John
Mellor



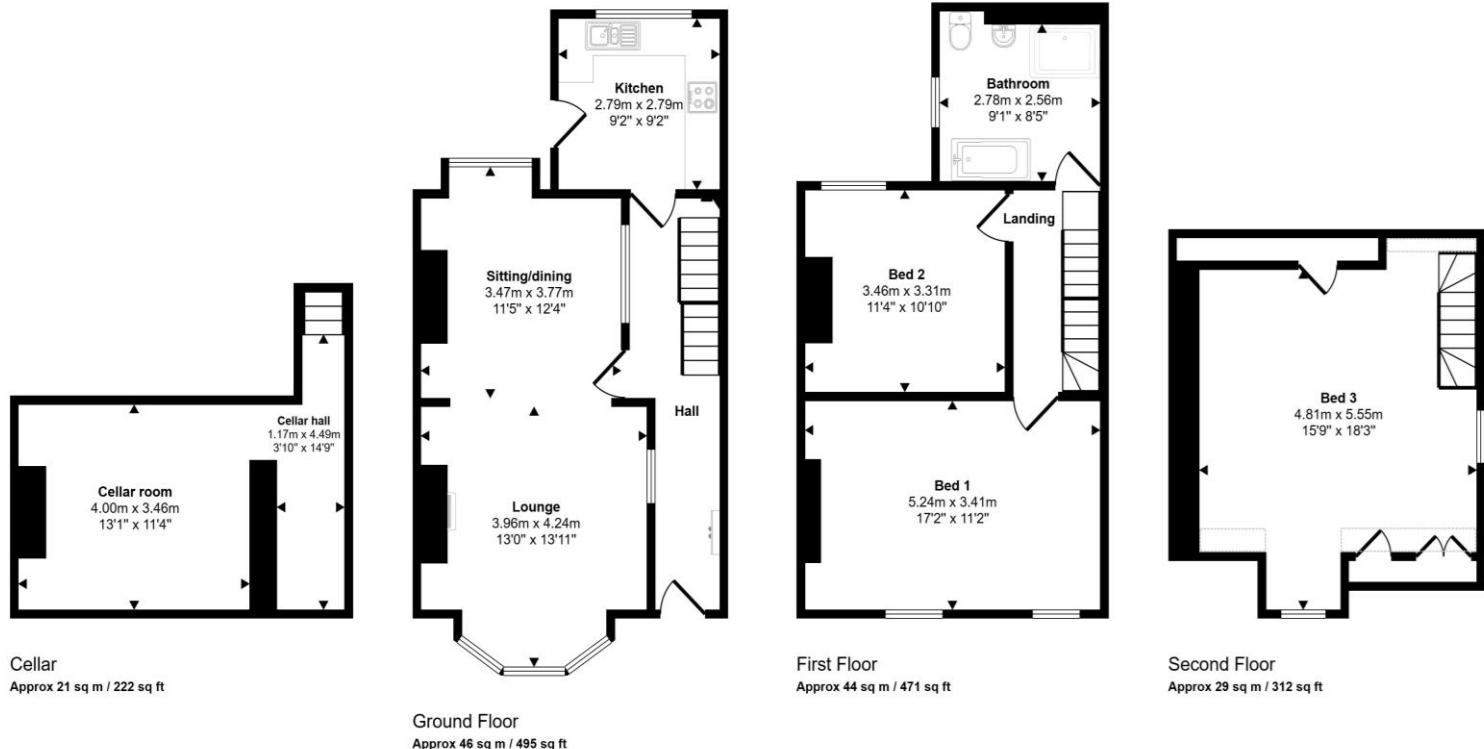
Must be viewed! A superbly appointed period end terrace property boasting THREE DOUBLE BEDROOMS and tastefully decorated accommodation throughout which in our opinion is sure to appeal to even the most discerning of buyers. Rooms are laid out over three floors and there is a trap door in the hall with stairs leading down to a cellar room. The property also benefits from gas central heating and double glazing. There is a delightful lounge opening into the sitting/dining room, a modern fitted kitchen and to the first floor there are two double bedrooms and a spacious bathroom with a four piece white suite which includes a free standing roll top bath.



Further stairs from the landing lead to the large third bedroom which takes up the whole of the second floor. There is a garden area to the front and a very attractive courtyard style garden to the rear enjoying a southerly aspect. Cambridge Road is very conveniently located for local amenities catering for most of the everyday wants and needs together with independent bars, restaurants and cafes. For commuters Heaton Chapel train station is just a 0.2 mile walk away and operates into both Stockport and Manchester centres. Leasehold for remainder of 999 years from 1867, ground rent is £2.50 per annum. Council tax band C.



Approx Gross Internal Area
139 sq m / 1500 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.

JohnMellor

182 Heaton Moor Road, Heaton Moor,
Stockport, Cheshire, SK4 4DU
Tel: 0161 442 4142
sales@john-mellor.co.uk
www.john-mellor.co.uk

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