



John Mellor

239 Manchester Road, Heaton Chapel, Stockport, SK4 5EB

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A spacious FOUR DOUBLE BEDROOM END TERRACE family home situated opposite Manchester Road Park and affording accommodation laid out over three floors together with useful storage cellar rooms. The property is warmed by gas central heating which combines with partial double glazing and ground floor rooms include a porch, a hall, an excellent open lounge and dining room and a good size kitchen. Stairs off the inner hall lead down to the cellar and the storage rooms. Stairs from the hall lead to the first floor where there are two bedrooms, the master having an en-suite shower room, and the family bathroom. A further staircase leads to the second floor and the two remaining double bedrooms and additional storage.



There is an enclosed rear garden area and the property further benefits from double opening gates at the rear giving access for off road parking. The property also retains much of the charm and character of it's era sadly lacking in todays more modern constructions. Manchester Road Park is directly opposite and local shops catering for most of the everyday wants and needs, local schools, cafes and pubs are within easy walking distance. For the commuter Heaton Chapel train station is a 0.6 mile stroll away and operates into both Stockport and Manchester centres. Leasehold for remainder of 999 years from 1869 with a ground rent of £6.99 per annum. Council tax band B.



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	67	75
(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
198 sq m / 2128 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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