



John
Mellor

Flat 8 The Hollies, Clifton Road, Heaton Moor, Stockport
SK4 4DD

JohnMellor



A two bedroom first floor flat affording self contained living accommodation, having its own entrance door, and further benefitting from a garage. The property is in need of updating but all the ingredients are there for a purchaser to carry out improvements to their own taste and requirements. The flat is well set back from the road and rooms include a hall with stairs to the first floor, a good size lounge with a bow window to the front, a kitchen diner and an inner hall leads to the two bedrooms and the bathroom. Gas central heating is installed.

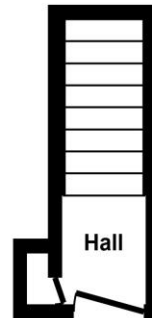
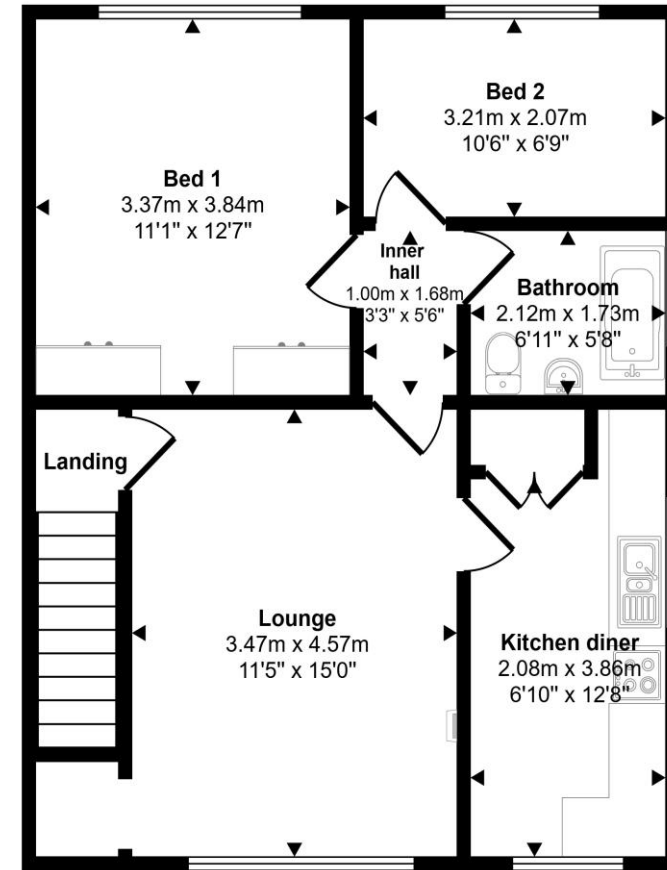


The Hollies is a very attractive and small select development which is convenient for amenities including local shops, bars, restaurants, cafes and the boutique Savoy cinema on Heaton Moor Road. For the commuter there are buses running along Clifton Road and Heaton Chapel train station is just a 0.6 mile walk away. The flat is long leasehold for the remainder of a 999 year term from 25 March 1973 and is council tax band C. The service charge is currently £90.20 per calendar month. No chain involved.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(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
61 sq m / 654 sq ft



Ground Floor
Approx 3 sq m / 30 sq ft

First Floor
Approx 58 sq m / 623 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