



202 Broadstone Road, Heaton Chapel, Stockport, SK4 5HW

JohnMellor



Must be viewed! A superbly appointed FOUR BEDROOM SEMI DETACHED FAMILY HOME which has been considerably and consistently improved over the years to provide fantastic bright and airy accommodation which we feel sure will appeal to the growing family, and even the most discerning of buyers. Gas centrally heated and double glazed rooms include a welcoming hall with wc off, a large through lounge and an attractive modern kitchen. Stairs from the hall lead to the first floor where three bedrooms will be found and the refitted shower room. A further staircase from the first floor landing leads to the fourth bedroom which also has an en-suite wc.

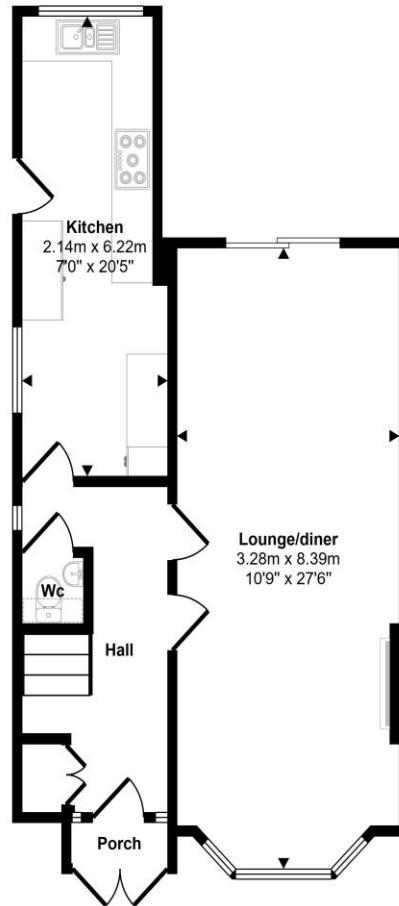


There is ample off road parking together with a carport to the side which in turn leads to a detached garage. Completing the property is the delightful and good size rear garden. Broadstone Road is convenient for amenities in both The Heaton and Reddish which cater for most of the everyday wants and needs. For commuters Heaton Chapel train station is a 0.5 mile walk away and operates into both Stockport and Manchester centres. Council tax band C. Freehold. No chain.



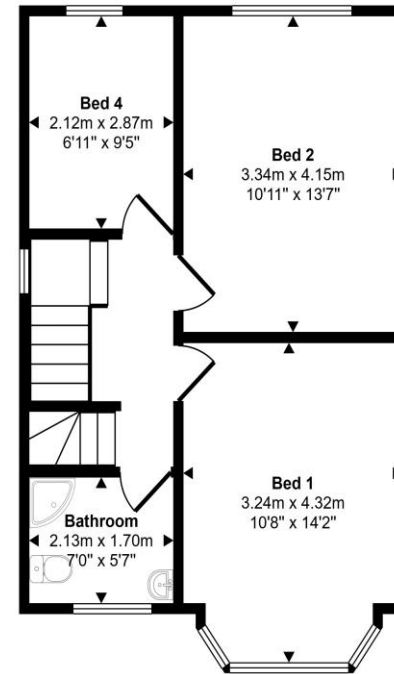
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Internal Area  
118 sq m / 1265 sq ft

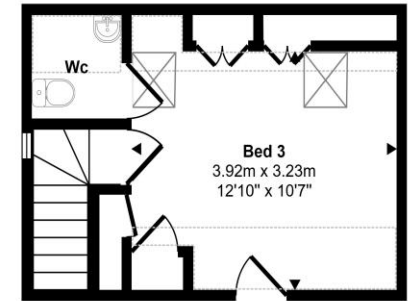


Ground Floor  
Approx 52 sq m / 555 sq ft

Denotes head height below 1.5m



First Floor  
Approx 46 sq m / 492 sq ft



Second Floor  
Approx 20 sq m / 218 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