



John
Mellor

3 Greenbank Avenue, Heaton Mersey, Stockport, SK4 3BU

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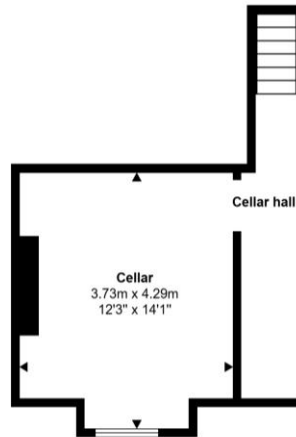
A larger style period garden terraced property affording spacious accommodation laid out over three floors together with a useful cellar room. The property is in need of updating but boasts **THREE GENEROUS DOUBLE BEDROOMS** and all the ingredients are there for a purchaser to carry out improvements to their own taste and requirements. Rooms comprise a porch, a hall is open into the lounge with double doors into the sitting/dining room and there is a kitchen, a downstairs wc and a rear hall leads into the garden. Stairs from the hall lead to the first floor where two of the double bedrooms and the family bathroom will be found and a further staircase goes to the second floor and third double bedroom.



There is a small garden area to the front and a good size garden area to the rear which has a westerly aspect. Greenbank Avenue is superbly situated for local amenities catering for most of the everyday wants and needs as well as access to great walks along the River Mersey and Heaton Mersey Common. For the commuter East Didsbury Metrolink and East Didsbury train station are a 0.6 and 0.9 mile walk away and operate into Manchester City centre. Freehold. Council tax band C. No chain involved!

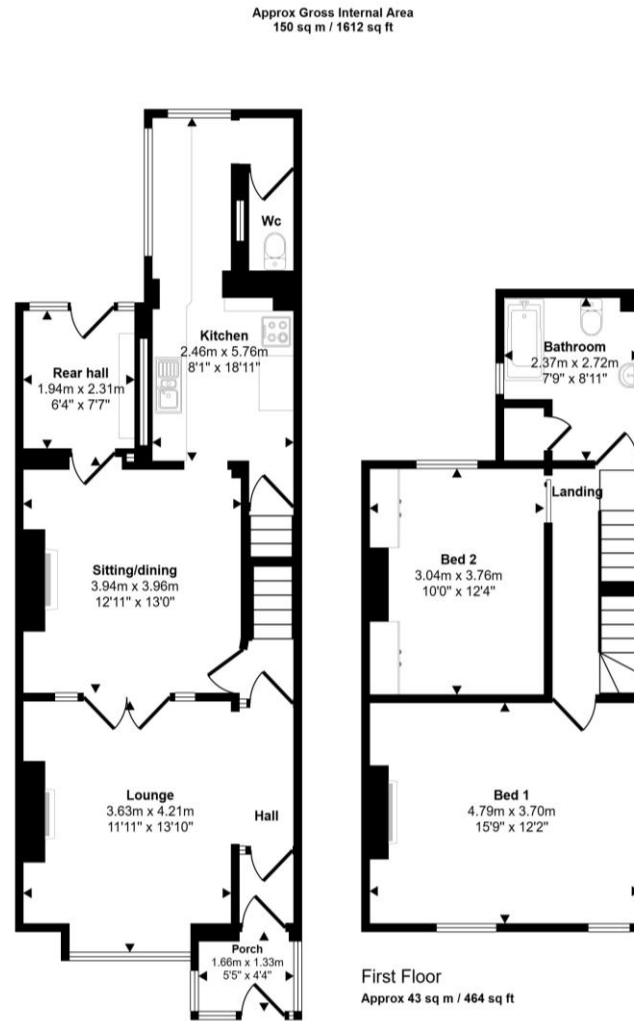


Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
	62	74
England & Wales	EU Directive 2002/91/EC	



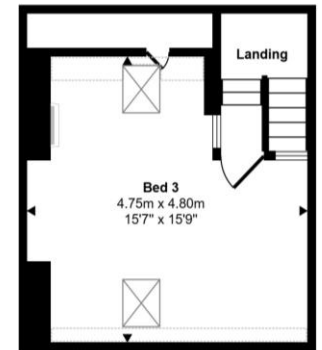
Cellar
Approx 21 sq m / 229 sq ft

Denotes head height below 1.5m



Ground Floor
Approx 59 sq m / 632 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.



Second Floor
Approx 27 sq m / 287 sq ft

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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