



John  
Mellor

7a Gibsons Road, Heaton Moor, Stockport, SK4 4JX

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It is with great pleasure that we offer for sale this individually built and substantially extended detached family home which occupies a large plot on one the most sought after roads in Heaton Moor. The well laid out and spacious accommodation includes a hall, a lounge, a sitting room, a dining room and completing the downstairs is the excellent size dining kitchen. Stairs from the hall lead to the first floor landing where the three double bedrooms (Primary having a dressing area and en-suite) and the good size family bathroom will be found. The property is double glazed and warmed by a gas central heating system.

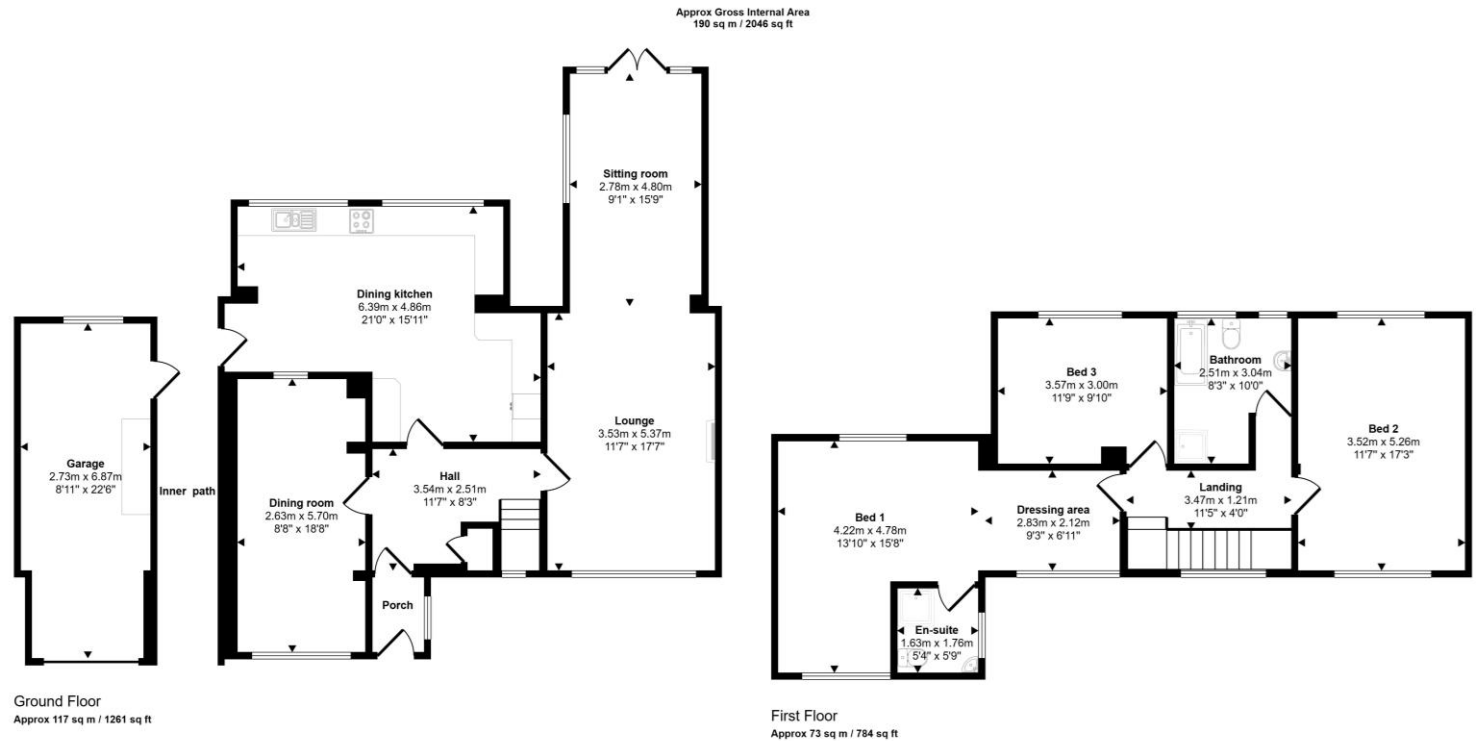


There are two separate driveways to the property providing off road parking for several cars and one leading to a large single garage. One of the most noteworthy features of the property is the fantastic large rear garden which affords a good degree of privacy and has well stocked flower/shrub borders, lawn and patio areas. Gibsons Road is literally a stroll away from many of Heaton Moor's amenities including shops, bars, restaurants and cafes. For the commuter Heaton Chapel train station is just a 0.4 mile walk away and operates into both Stockport and Manchester centres. Freehold. Council tax band F.



### 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>		
(55-68) <b>D</b>		
(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	



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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