23 Heathcote Avenue, Heaton Norris/Moor, Stockport, SK4 2QF

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Guide Price £450,000

No chain involved! A most attractive three bedroom semi detached family home ideally situated at the head of a very pleasant cul-de-sac and occupying a larger than average size plot with plenty of scope for extensions, subject to the usual permissions. The bright and airy accommodation is in need of some updating but all the ingredients are there for a purchaser to carry out improvements to their own taste and requirements. The property does benefit from gas central heating and has double glazing. Ground floor rooms include a hall, a downstairs cloaks/wc, a lounge, a separate sitting/dining room, a morning room and a kitchen.

Stairs from the hall lead to the first floor where the three bedrooms, bathroom and separate wc will be found. In addition there is a pull down ladder giving access to a very useful loft space with boarding for storage. To the outside there is a long driveway providing off road parking for several vehicles and leading to a detached garage. A long front garden and a good size rear garden complete what is sure to be an excellent family home. Heathcote Avenue is also convenient for local amenities catering for most of the everyday wants and needs together with schools of high repute, cafes, bars and restaurants. For the commuter Heaton Chapel train station is just a 0.7 mile walk away and operates into both Stockport and Manchester centres. Freehold. Council tax band C.

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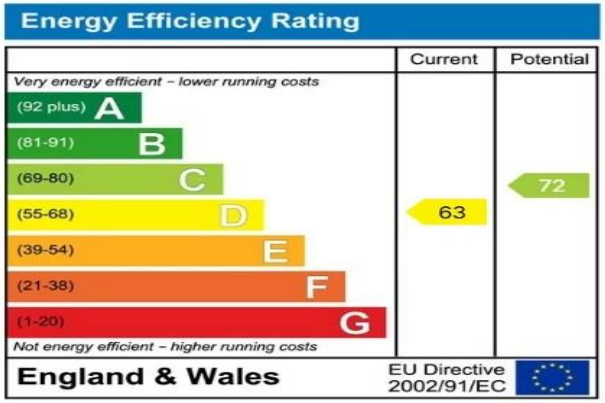
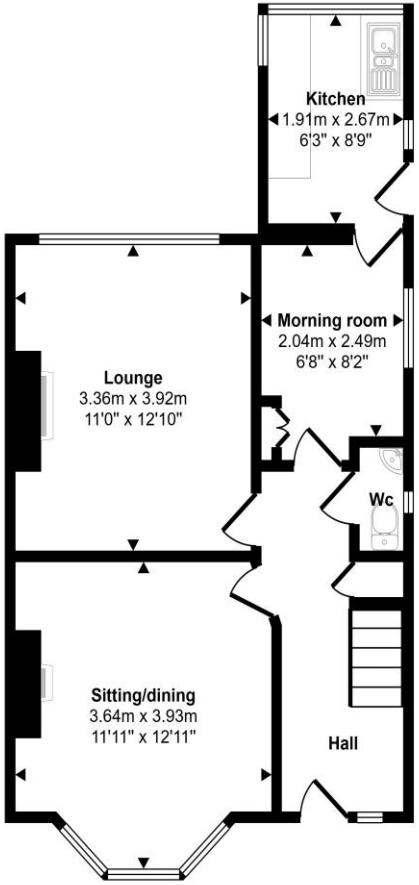
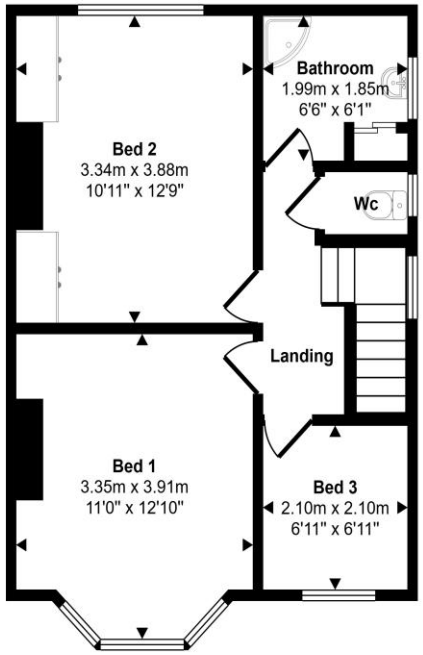


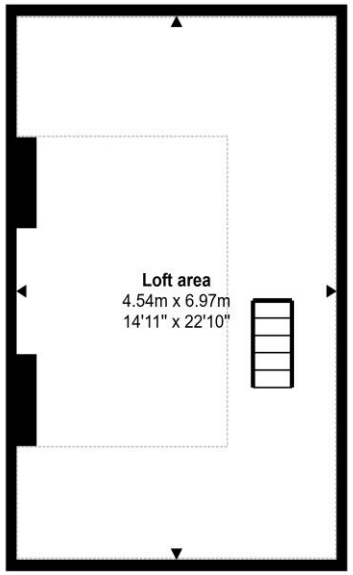
Approx Gross Internal Area
120 sq m / 1296 sq ft



Ground Floor
Approx 47 sq m / 507 sq ft



First Floor
Approx 42 sq m / 448 sq ft



Loft area
Approx 32 sq m / 341 sq ft

Denotes head height below 1.5m

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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