



John Mellor

22 Ashford Road, Heaton Chapel, Stockport, SK4 5JX

JohnMellor



A delightful three bedroom semi detached family home affording neatly laid out bright and airy living accommodation and built to a traditional bay window design. Rooms include a hall, two excellent reception rooms, a modern kitchen and to the rear is a utility room. From the hall there are stairs leading to the first floor where the three bedrooms and the bathroom with a separate wc will be found. The property is gas centrally heated and double glazed. A driveway provides off road parking and leads to the rear where there is a garage and completing the property is the good size rear garden which has a south easterly aspect.

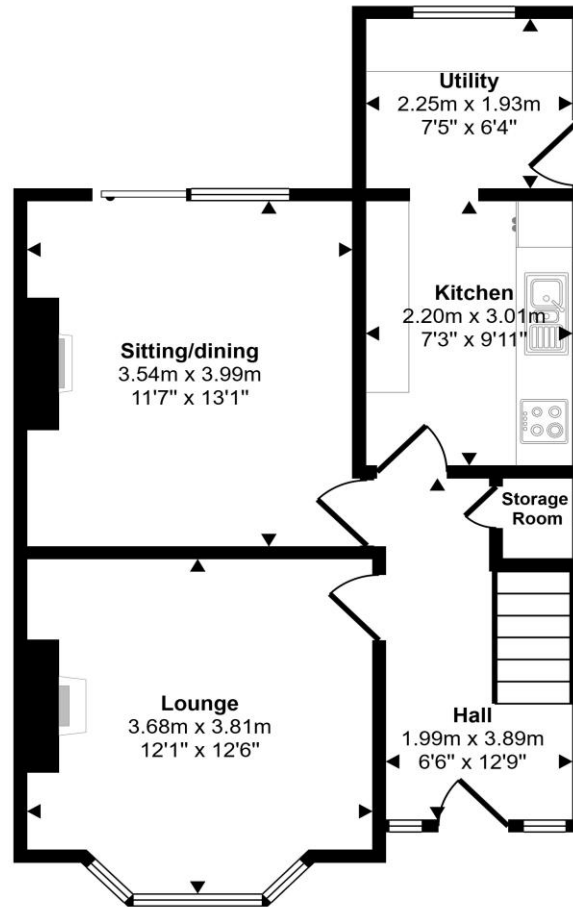


Ashford Road is convenient for amenities in both The Heaton and Reddish catering for the everyday wants and needs together with bars, cafes and restaurants. For the commuter buses run along Broadstone Road and Heaton Chapel train station is just a 0.8 mile walk away and operates into both Stockport and Manchester centres. Leasehold for remainder of a 995 year term from 1952 with a ground rent of £5.00 per annum. Council tax band C. No Chain Involved!

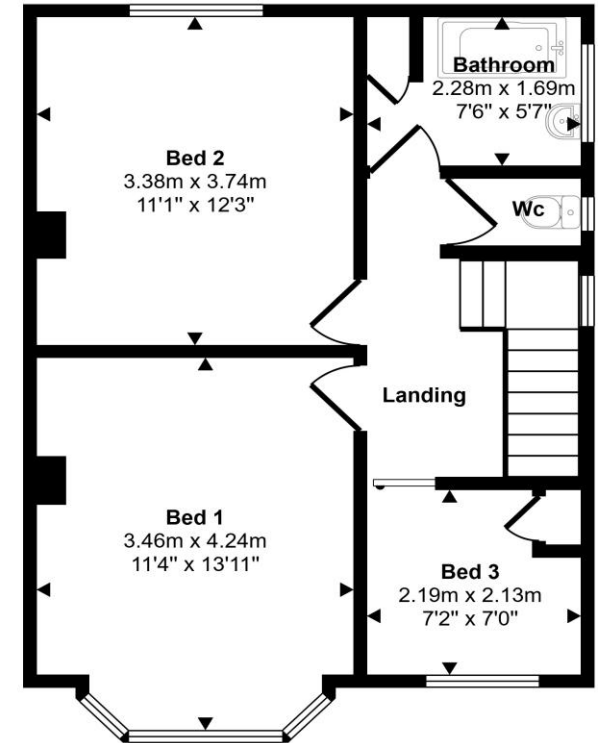


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area
93 sq m / 1004 sq ft



Ground Floor
Approx 48 sq m / 519 sq ft



First Floor
Approx 45 sq m / 485 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.