



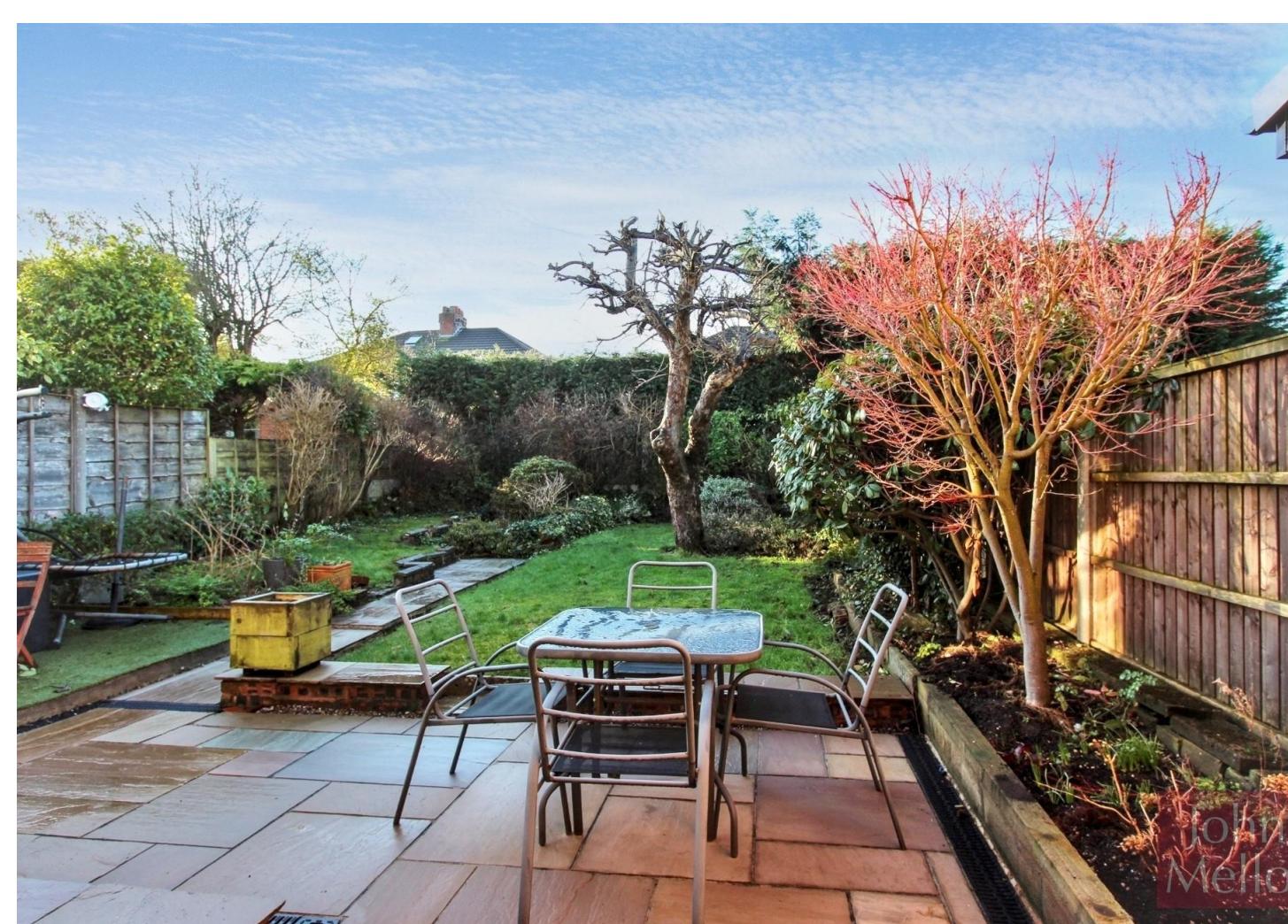
30 Christleton Avenue, Heaton Chapel, Stockport, SK4 5EQ

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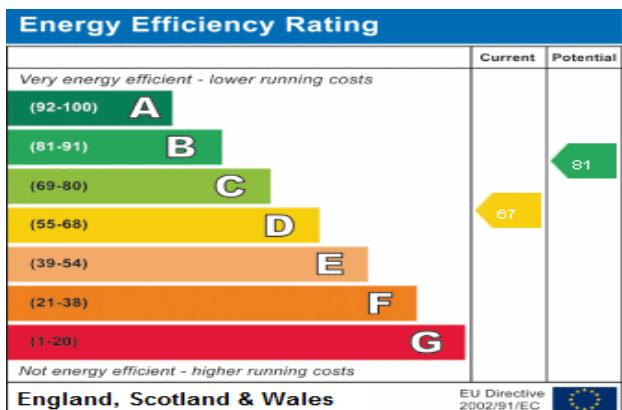
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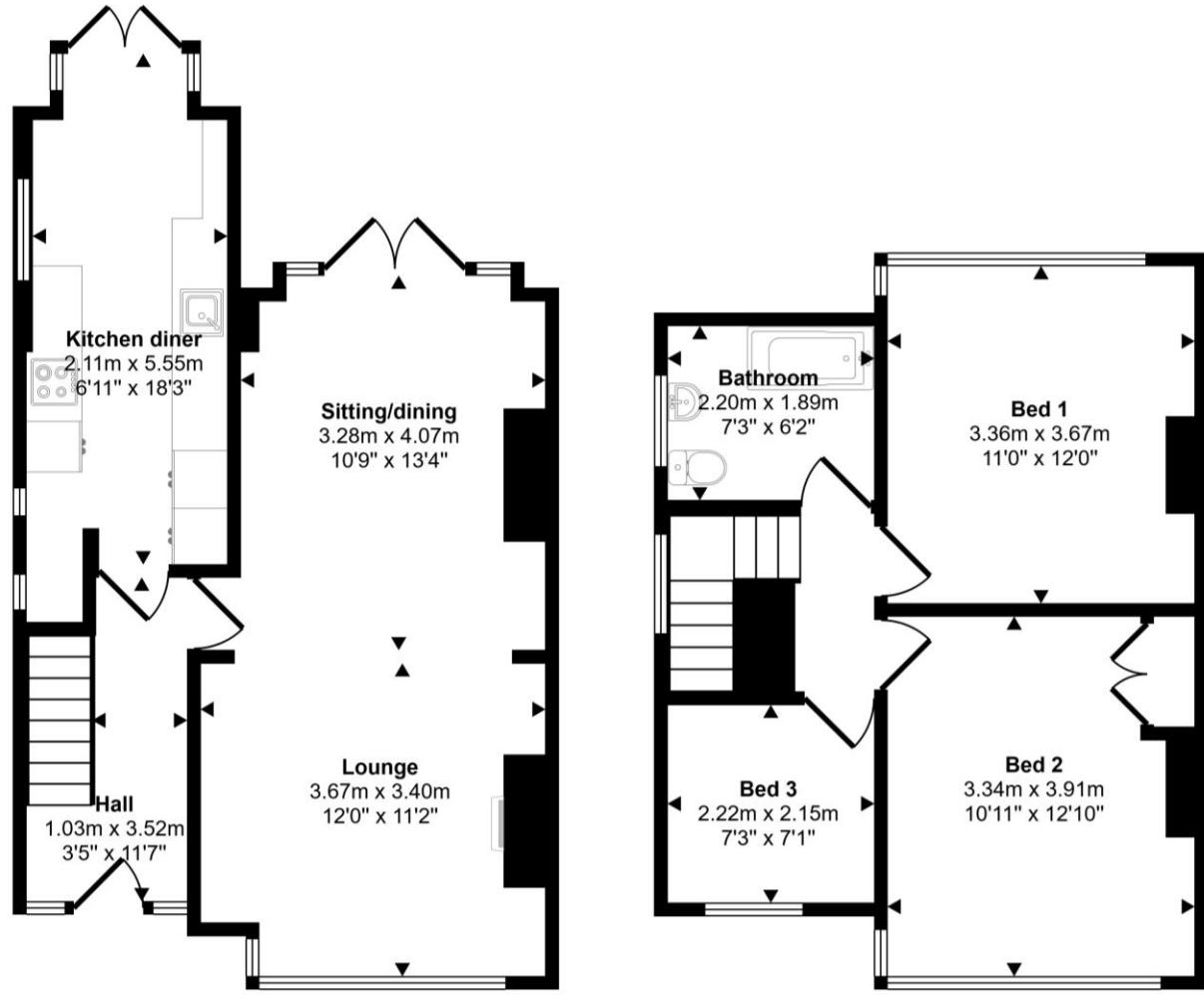
Simply stunning! A superb and most attractive three bedroom semi detached family home located on what is arguably Heaton Chapel's premier road and situated towards the top of the cul de sac with a south westerly rear aspect. The property has undergone an incredible transformation since our vendor bought in 2022 with improvements to include a complete kitchen refurbishment with new units, quartz worktops, new appliances and patio doors into the rear garden, a beautifully refitted bathroom (waterfall shower over bath), new combi gas boiler and the garden benefitted from a new raj green Indian stone patio and path.



Naturally the property is double glazed and the loft has boarding, a light and pull down ladder. The driveway provides off road parking and the rear garden is an excellent size and affords a good degree of privacy. Christleton Avenue is convenient for local amenities in both The Heatons and Reddish catering for most of the everyday wants and needs. For commuters Heaton Chapel train station is just a 0.6 mile walk away and operates into both Stockport and Manchester centres. Leasehold for the remainder of a 995 year period from 1935 with a ground rent of £5.00 per annum. Council tax band C. A viewing is the only way to truly appreciate this wonderful home!



Approx Gross Internal Area
86 sq m / 922 sq ft



Ground Floor
Approx 45 sq m / 484 sq ft

First Floor
Approx 41 sq m / 438 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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