



18 Knutsford Avenue, Heaton Chapel, Stockport, SK4 5LQ

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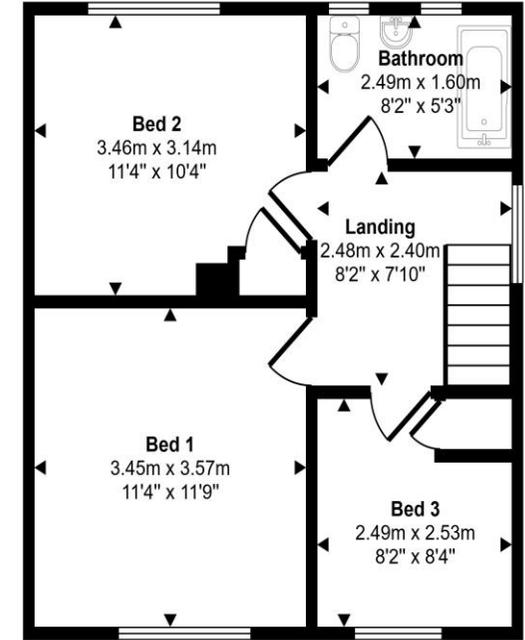
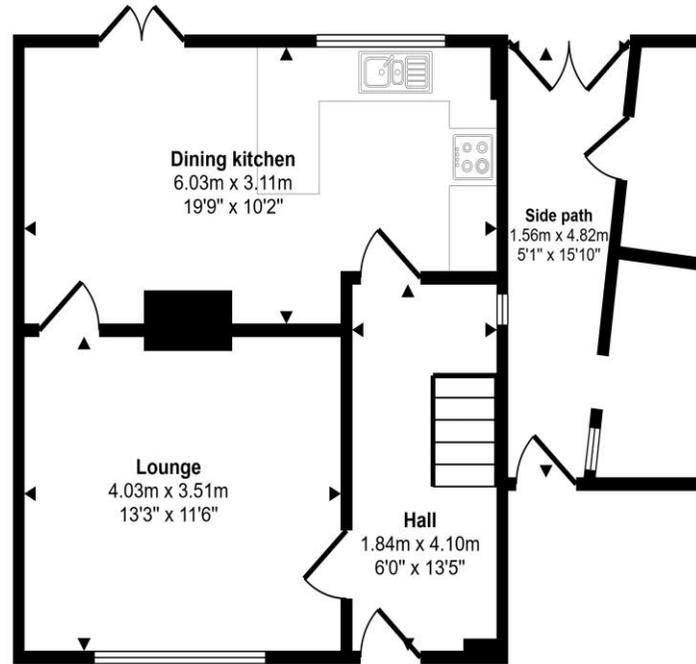
Must be viewed! A superbly appointed and much improved three bedroom semi detached family home situated in a popular and much sought after part of The Heatons and on a cul-de-sac being free from through traffic. The bright and airy accommodation is immaculately presented, has a very positive feel and in our opinion is sure to appeal to even the most discerning of buyers. Rooms to the ground floor include a spacious hall, a good size lounge and an attractive dining kitchen with patio doors to the rear garden. Stairs from the hall lead to the first floor where the three well proportioned bedrooms and the delightful bathroom with a white suite will be found.



The property is also gas centrally heated and upvc double glazed. There is a driveway providing off road parking, two brick outhouses used for utility/storage and special note should be made of the excellent rear garden which is mainly laid to lawn, has a patio area and attractively stocked flower/shrub borders. Knutsford Avenue is conveniently located for amenities in both The Heaton and Reddish including, shops, bars, restaurants and schools for all ages. For the commuter Heaton Chapel train station is just a 1.0 mile walk away and operates into both Stockport and Manchester centres. The property is freehold and in council tax band B. No chain involved!



Approx Gross Internal Area  
95 sq m / 1021 sq ft



Ground Floor  
Approx 53 sq m / 572 sq ft

First Floor  
Approx 42 sq m / 449 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	71	
(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