



5 Harrow Drive, Heaton Moor, Stockport, SK4 4SA

JohnMellor



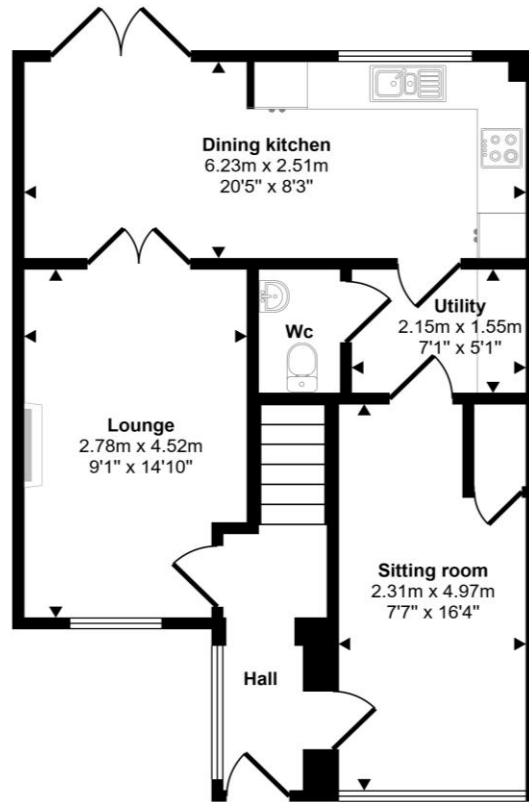
A stunning THREE DOUBLE BEDROOM DETACHED family home situated on the ever popular Heaton Manor estate and boasting "B" energy rated accommodation with the help of solar panels and a state of the art heat pump system. The property is tastefully decorated throughout and in our opinion is sure to appeal to even the most discerning of buyers. Rooms include a hall, a lounge with feature fireplace, a separate sitting room (former garage), a delightful dining kitchen with patio doors, a utility room and a downstairs wc. There are stairs from the hall leading to the first floor where the three double bedrooms will be found, the primary having a dressing area and en-suite, together with the family bathroom.



A double width driveway provides ample off road parking and includes a charging point for an electric vehicle. The rear garden is south easterly facing and special note should be made of the detached garden office. Naturally the property is also double glazed throughout. Harrow Drive is ideally placed for local amenities including shops, bars, restaurants, cafes and schools. For the commuter Heaton Chapel train station is literally a stroll away and operates into both Stockport and Manchester centres. Freehold. Council tax band E. Annual service charge of £117.00 for upkeep of communal areas on the estate. Must be viewed!

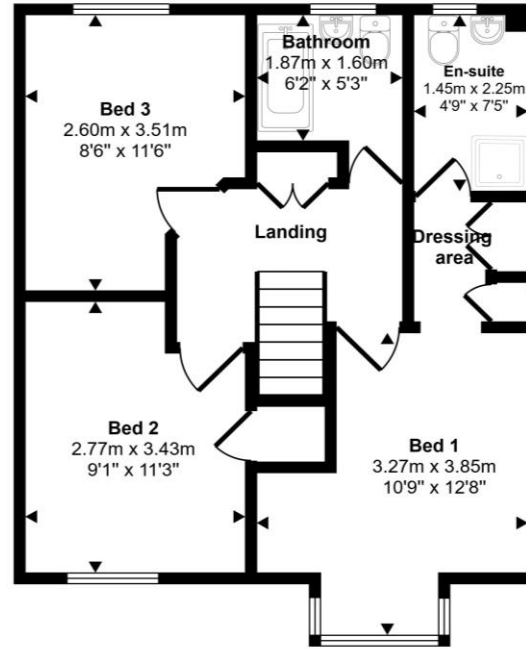


Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B	90	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

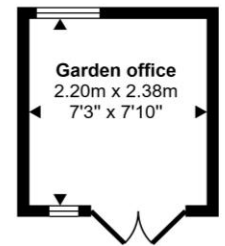


Ground Floor
Approx 53 sq m / 567 sq ft

Approx Gross Internal Area
103 sq m / 1111 sq ft



First Floor
Approx 45 sq m / 488 sq ft



Garden office
Approx 5 sq m / 56 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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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