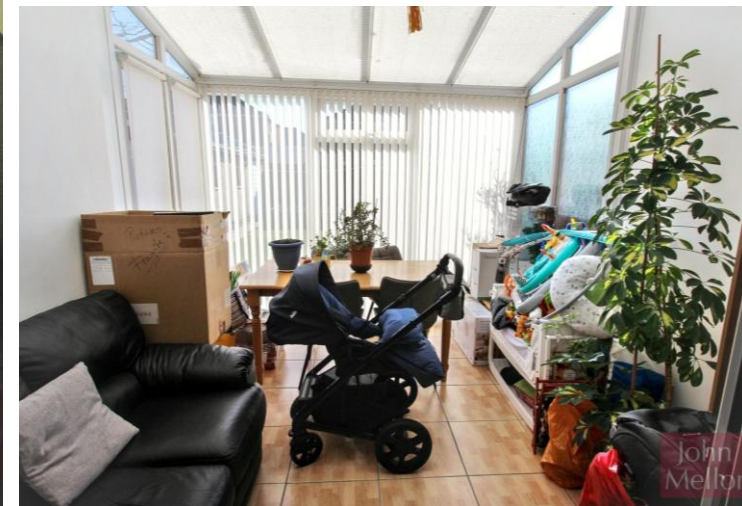




John
Mellor

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

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A most attractive three bedroom semi detached family home built to a traditional bay window design and situated in a well established and highly regarded residential part of The Heatons. 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. Rooms include a hall, a sitting room, a lounge leads into the conservatory and there is a kitchen diner and a downstairs wc. There are stairs from the hall leading to the first floor where the three bedrooms and the bathroom with a separate wc will be found.

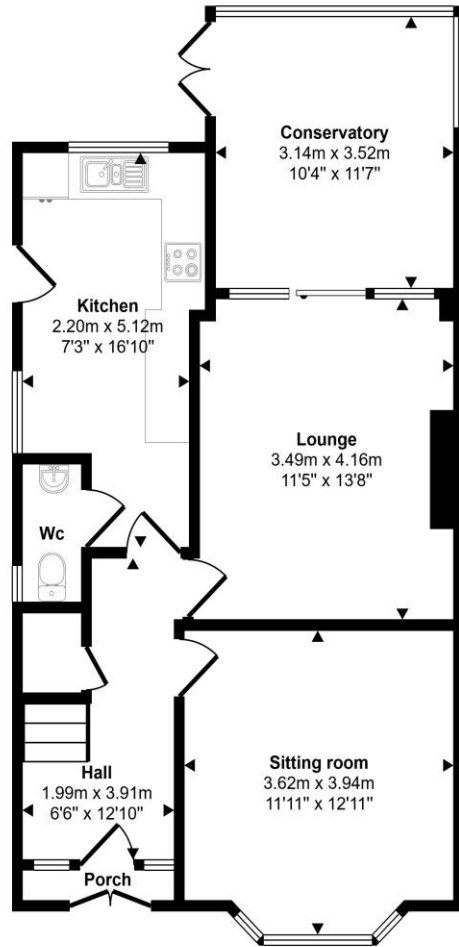


A long driveway provides ample off road parking and leads to the rear where a detached single garage will be found. Completing the property is the good size rear garden with an artificial grassed area, patio and flower/shrub beds and borders. Upvc double glazing and gas central heating are installed. 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.

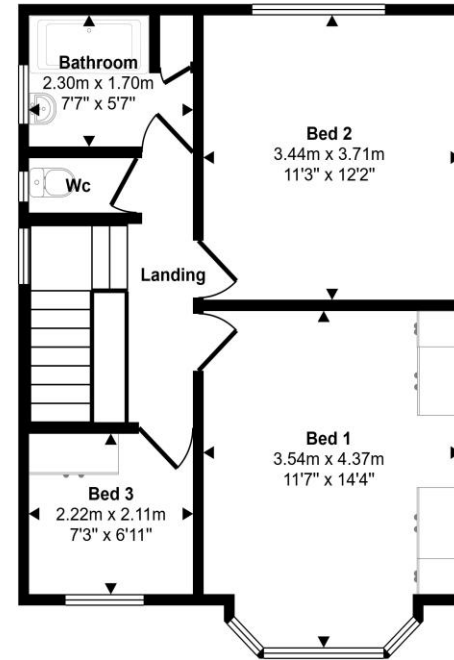


| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 75 |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

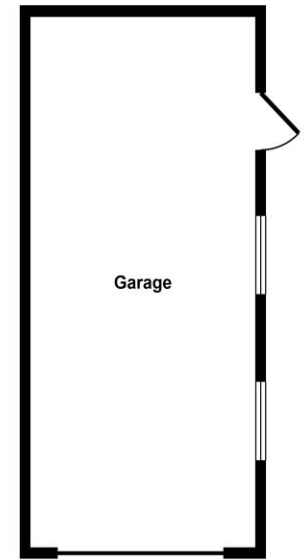
Approx Gross Internal Area
130 sq m / 1400 sq ft



Ground Floor
Approx 63 sq m / 674 sq ft



First Floor
Approx 46 sq m / 496 sq ft



Garage
Approx 21 sq m / 230 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