



John Mellor

286 Didsbury Road, Heaton Mersey, Stockport, SK4 3JH

JohnMellor



Must be viewed! A magnificent double fronted detached family home built to a traditional bay window design and sitting proudly on a large plot and well set back from the road. The property also boasts a large outbuilding in the rear garden which until recently had been used as a beauty salon but could easily be used as a home office/gym etc. The bright and airy accommodation has been well maintained by our vendor over the years and rooms include a welcoming hall, two excellent reception rooms, a conservatory, a kitchen, utility area and downstairs wc. A turning staircase from the hall leads to the first floor where the three double bedrooms and the family bathroom will be found. The primary bedroom could easily be split into two separate bedrooms with the usual permissions etc.

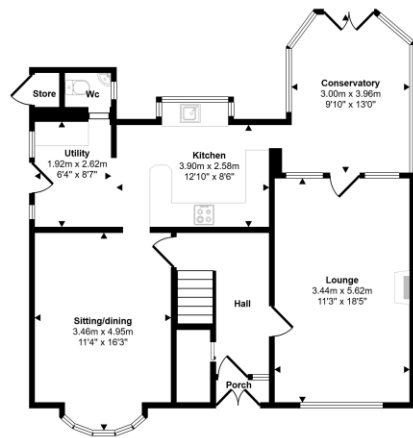


There is a pull down ladder giving access to a very useful boarded loft space. A large paved area to the front and side provide ample driveway parking. Completing this superb family home is the delightful and good size rear garden which has paved areas, a lawned area and well stocked flower/shrub beds. The property is conveniently located for amenities in both Heaton Mersey and Heaton Moor catering for most of the everyday wants and needs. For the commuter Heaton Chapel train station is a 1.2 mile walk away and east Didsbury Metrolink and train station are a 1.0 mile and 1.3 mile walk away. Freehold. Council tax band E.



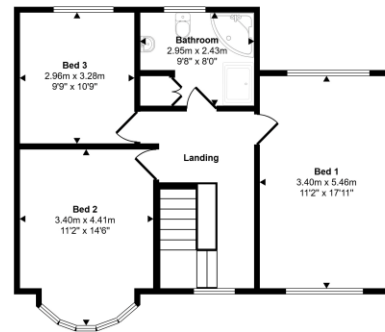
| Energy Efficiency Rating | | Current | Potential |
|--|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 74 |
| (55-68) D | | 58 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

Approx Gross Internal Area
220 sq m / 2363 sq ft



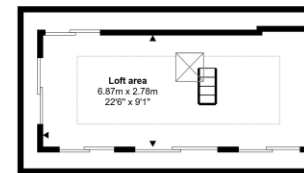
Ground Floor
Approx 79 sq m / 852 sq ft

□ Denotes head height below 1.5m

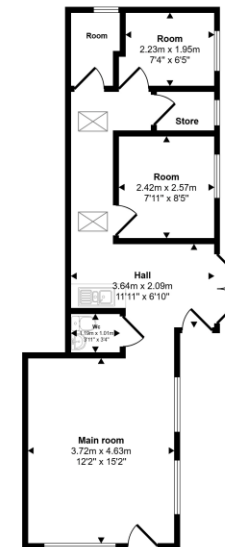


First Floor
Approx 63 sq m / 682 sq ft

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 Innaply 360.



Second Floor
Approx 23 sq m / 310 sq ft



Outbuilding
Approx 48 sq m / 519 sq ft

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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