



John
Mellor

22 Cashmere Road, Edgeley, Stockport, SK3 9RP

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A period three bedroom semi detached family home situated in a well established residential area and convenient for local amenities catering for most of the everyday wants and needs. Stockport train station is just a 1.0 mile walk away. The property is in need of fully modernising throughout with rooms to include a hall, two reception rooms and a kitchen to the ground floor.

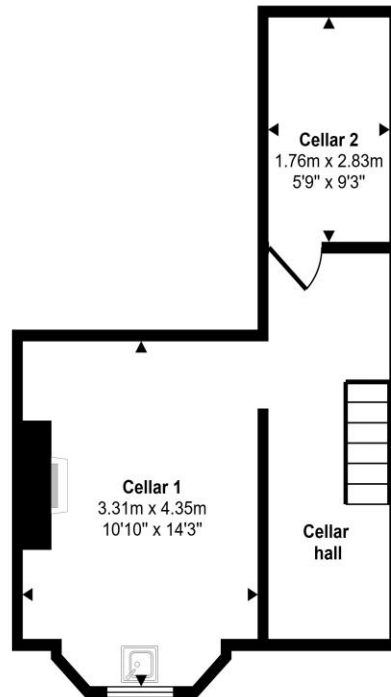


Stairs from the hall lead to the first floor where the three bedrooms and the bathroom will be found. In addition there are cellar rooms. There is a front garden together with a good size rear garden which is very overgrown. Freehold. Council tax band C. No chain involved.

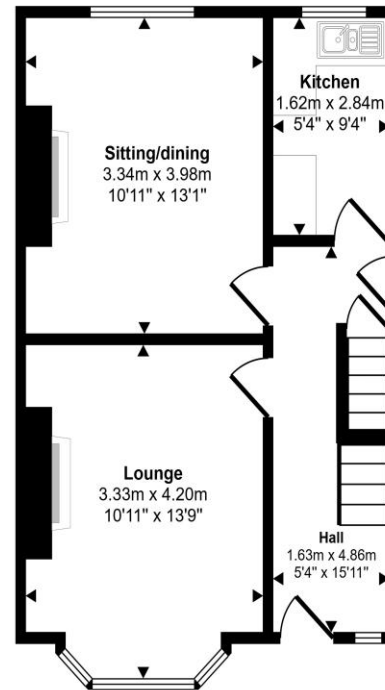


Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F	31	
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

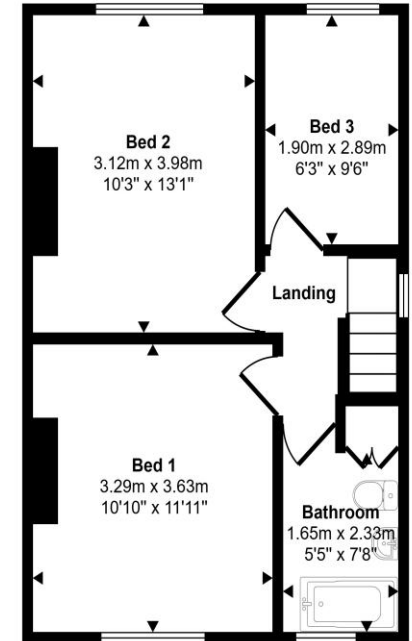
Approx Gross Internal Area
109 sq m / 1173 sq ft



Cellar
Approx 28 sq m / 300 sq ft



Ground Floor
Approx 41 sq m / 441 sq ft



First Floor
Approx 40 sq m / 432 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