



52 Halesden Road, Heaton Chapel, Stockport, SK4 5EH

JohnMellor



We are delighted to be able to offer for sale this most attractive and popular style of semi detached family home which is situated in a much sought after part of The Heatons. The well maintained accommodation is neatly laid out and includes a porch, a welcoming hall, there is a lounge to the outside wall, a separate sitting/dining room and a kitchen. A turning staircase from the hall leads to the first floor where the three excellent size bedrooms and the family bathroom will be found. Naturally the property is gas centrally heated, upvc double glazed and there is access to the loft area for storage.

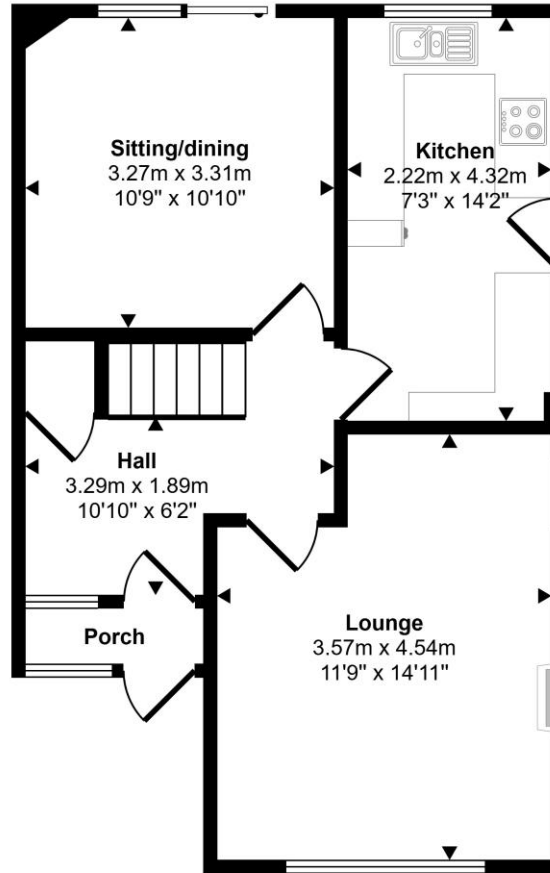


A driveway provides off road parking and leads to the rear where there is a detached single garage. Completing the property is the rear garden which affords a good degree of privacy with lawn and patio areas. Halesden Road is a popular and highly regarded residential road and is convenient for local amenities in both The Heaton and Reddish catering for the everyday wants and needs. In addition for the commuter Heaton Chapel train station is just a 0.6 mile walk away and operates into both Stockport and Manchester centres. Leasehold for the remainder of a 985 year term from February 1950 with a fixed ground rent of £5.00 per annum. Council tax band D. NO CHAIN INVOLVED!

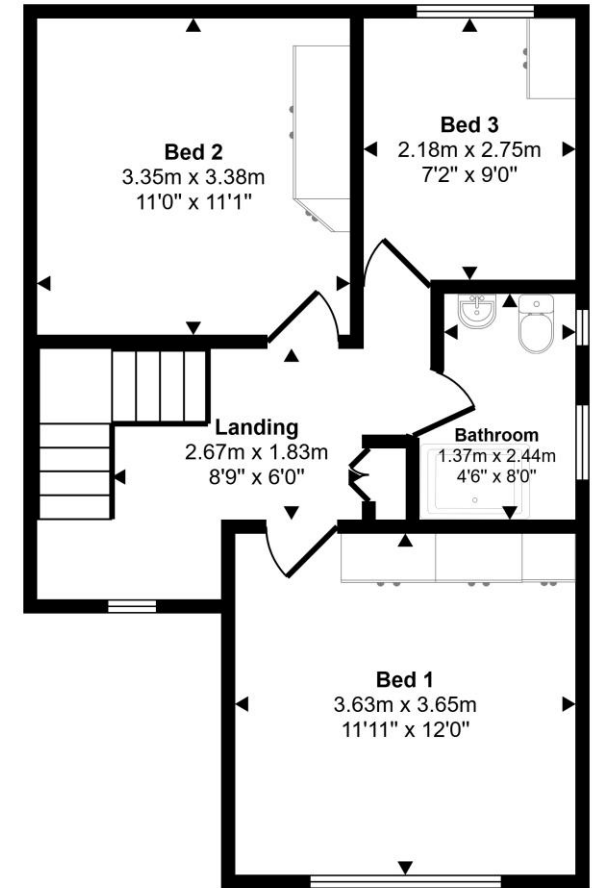


| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 77        |
| (55-68) <b>D</b>                            | 57                      |           |
| (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 |           |

Approx Gross Internal Area  
93 sq m / 997 sq ft



Ground Floor  
Approx 46 sq m / 500 sq ft



First Floor  
Approx 46 sq m / 496 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.