

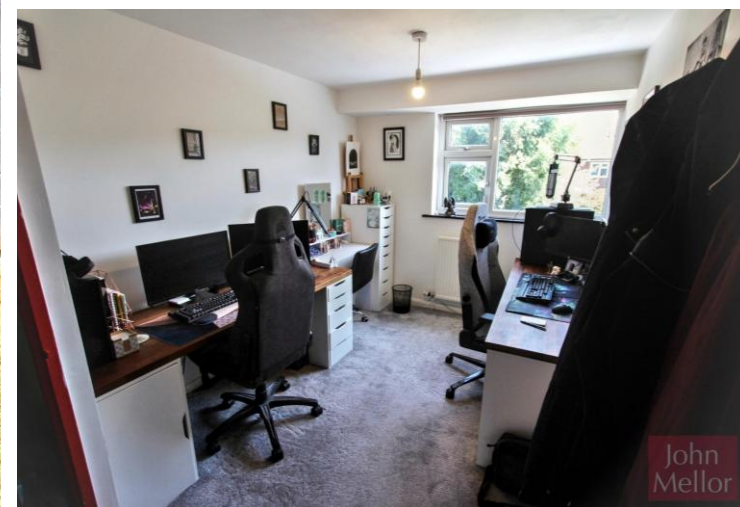


70 Blackbrook Road, Heaton Chapel, Stockport, SK4 5PB

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A most attractive two bedroom end terrace property situated in a popular and well established residential part of The Heaton and benefitting from a driveway to the front which provides off road parking. The accommodation is neatly laid out and includes a hall, an excellent size lounge with a dining area, a large conservatory and a kitchen. There are stairs in the hall leading to the first floor where the two bedrooms and the bathroom will be found. The property is gas centrally heated and double glazed. Being an end terrace there is a very useful path to the side of the house which leads to the pleasant and enclosed rear garden which also has access to an outhouse for storage.

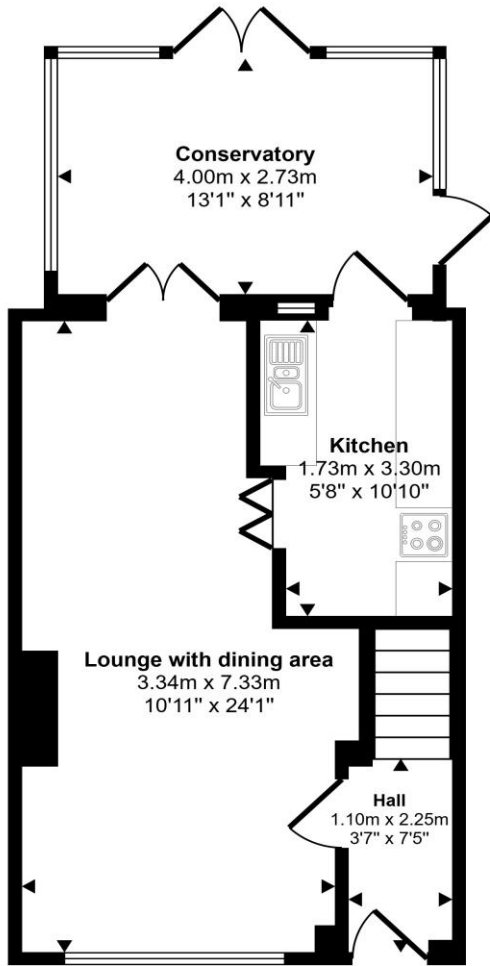


Blackbrook Road is conveniently located for amenities in both The Heaton and Reddish including, shops, bars, restaurants and schools for all ages. For the commuter Heaton Chapel train station is just a 0.9 mile walk away and operates into both Stockport and Manchester centres. The property is leasehold for the remainder of a 999 year term from 1972 and is in council tax band A.

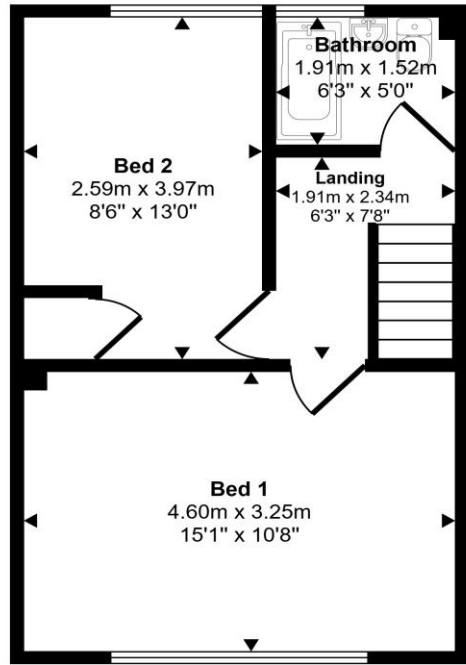


Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
80 sq m / 858 sq ft



Ground Floor
Approx 46 sq m / 490 sq ft



First Floor
Approx 34 sq m / 368 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