



28 Sharples Street, Heaton Norris, Stockport, SK4 1QE

JohnMellor



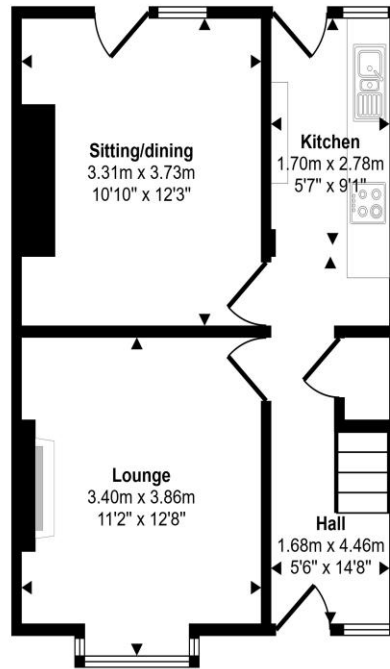
A three bedroom period semi detached family home situated in a well established and popular part of The Heaton and just a short walk from amenities catering for most of the everyday wants and needs. In addition Heaton Chapel train station is just a 1.0 mile walk away and operates into both Stockport and Manchester centres. The accommodation is in need of some updating but all the ingredients are there for a purchaser to carry out works to their own taste and requirements.



Rooms include a hall, two reception rooms, a kitchen and to the first floor there are three bedrooms and a bathroom. There is also a very useful loft area for storage. Gas central heating and double glazing are installed. There is a front garden area with a path to the side leading to the good size rear garden which has a lawn, a patio and a brick outhouse for storage. The property is leasehold for the remainder of a 999 year term from 1914 with a yearly ground rent of £2.25 per annum. Council tax band B.



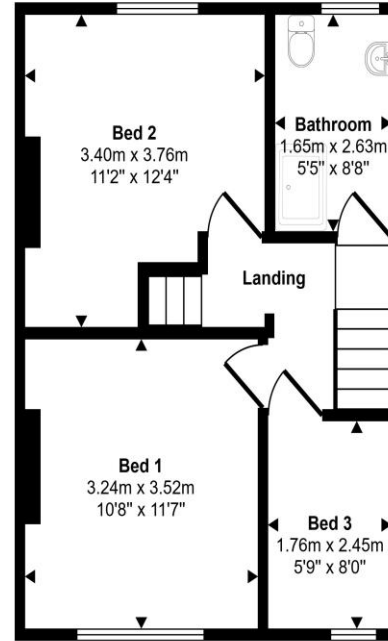
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



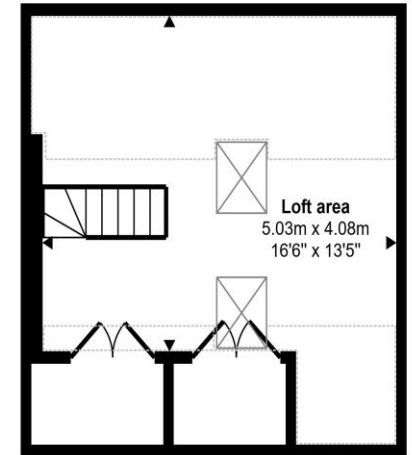
Ground Floor
Approx 39 sq m / 418 sq ft

Denotes head height below 1.5m

Approx Gross Internal Area
104 sq m / 1123 sq ft



First Floor
Approx 38 sq m / 413 sq ft



Loft area
Approx 27 sq m / 291 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.