



John
Mellor

36 Princes Road, Moor, Stockport, SK4 3NQ

JohnMellor



It is with great pleasure that we are able to offer for sale this most attractive double fronted four bedroom family home which occupies an enviable size plot on what is arguably the most sought after road in The Heaton. Still affording much of the charm and character of its era the property boasts accommodation laid out over four floors including a very useful and very much used range of cellar rooms. This much loved home has rooms to include a long hall with wc off, a lounge and separate sitting room to the front and to the rear of the ground floor there is an open family kitchen with sitting and dining areas and a sliding patio door onto an elevated decked area. Stairs from the hall lead to the first floor where three of the bedrooms and the family bathroom will be found. A further staircase from the first floor landing leads to the second floor mezzanine landing and the fourth bedroom.



Gas central heating and double glazing are installed. A most noteworthy feature of the property is the beautiful rear garden which has been lovingly tended over the years, has an easterly facing aspect and really should be seen to be fully appreciated. Finally there is an access at the rear with room for a small/medium size car and which leads to a private parking area. If the parking area was not required the space could easily be incorporated into the garden to make it even bigger. Princes Road is convenient for local shops, bars, restaurants, cafes, sports facilities and schools of high repute. For commuters Heaton Chapel train station is less than a one mile walk away and operates into both Stockport and Manchester centres. The property is freehold and in council tax band D.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	63	
(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
223 sq m / 2396 sq ft



Cellar
Approx 66 sq m / 730 sq ft

Ground Floor
Approx 72 sq m / 779 sq ft

First Floor
Approx 63 sq m / 678 sq ft

Second Floor
Approx 19 sq m / 209 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.

JohnMellor

182 Heaton Moor Road, Heaton Moor,
Stockport, Cheshire, SK4 4DU
Tel: 0161 442 4142
sales@john-mellor.co.uk
www.john-mellor.co.uk

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