



12 Marlborough Drive, Heaton Chapel, Stockport, SK4 2QZ

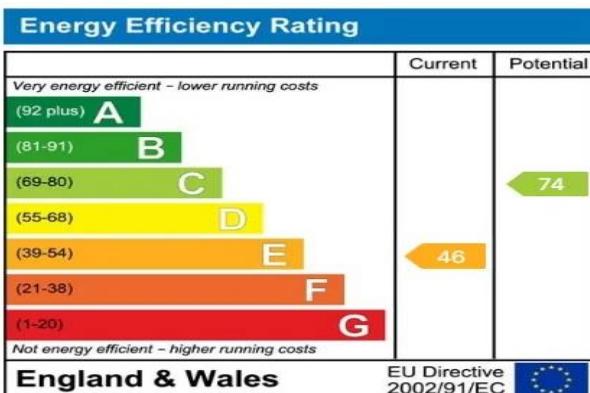
John Mellor



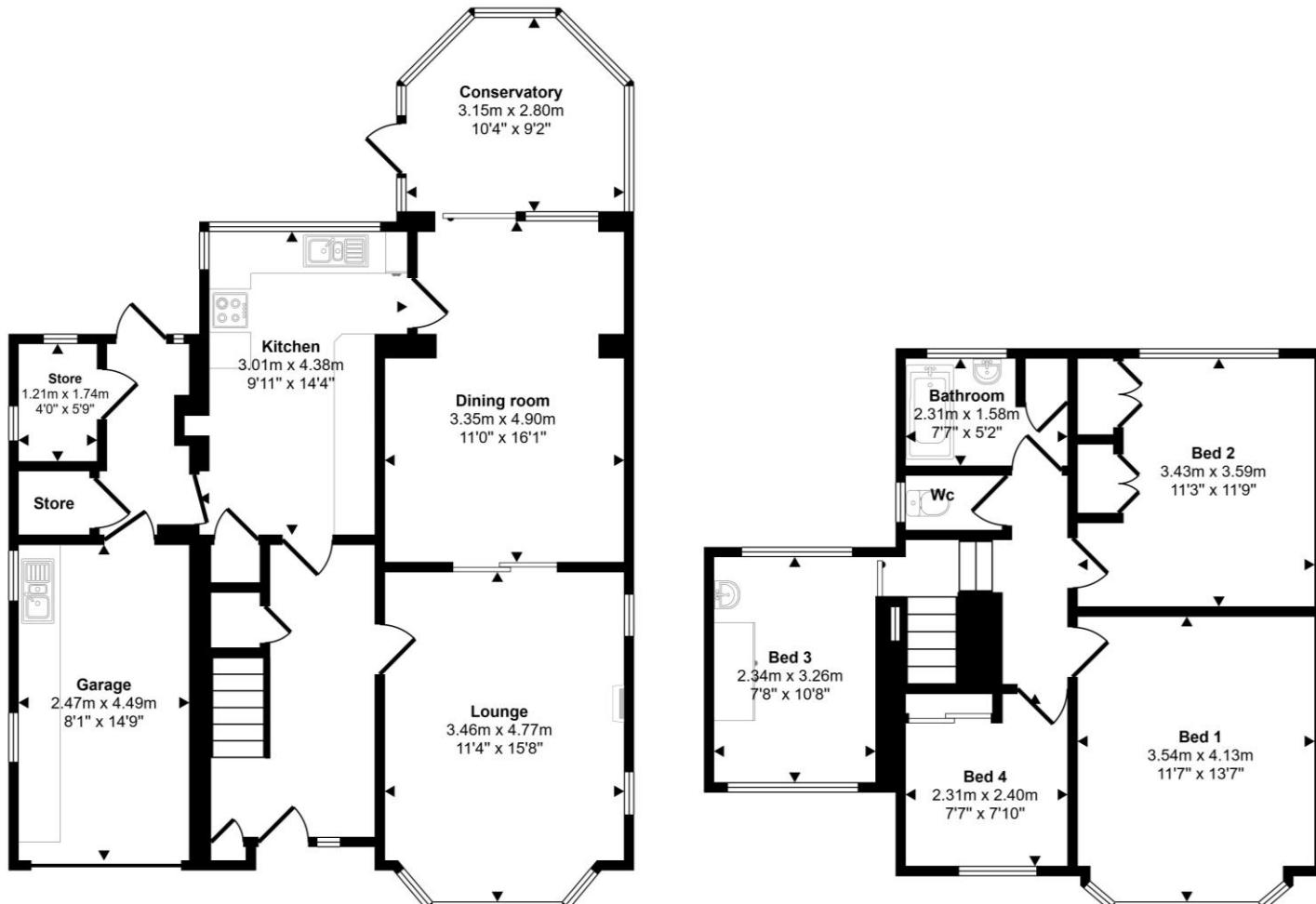
A most attractive four bedroom detached family home affording extended living accommodation and ideally situated on a very pleasant cul-de-sac being free from through traffic. The property is in need of some updating but all the ingredients are there for a purchaser to carry out improvements to their own taste and requirements. Bright and airy rooms include a welcoming hall, a lounge has sliding doors into the extended dining room which in turn leads to the conservatory at the rear. Completing the downstairs is the kitchen which has a door to a rear hall with store rooms off and a door to the integral garage. Stairs from the hall lead to the first floor where the four bedrooms and the family bathroom with a separate wc will be found.



A driveway provides off road parking and leads to the garage with an up and over door. Special note should also be made of the very pleasant rear garden which has a westerly aspect, lawn, patio and stocked borders. Marlborough Drive is convenient for local amenities in both Heaton Chapel and Heaton Moor catering for the everyday wants and needs together with bars, restaurants, cafes and schools for all ages. For the commuter Heaton Chapel train station is just a 0.5 mile walk away and operates into both Stockport and Manchester centres. Leasehold for the remainder of a 999 year term from 1957 with a ground rent of £7.50 per annum. Council tax band E.



Approx Gross Internal Area  
138 sq m / 1489 sq ft



Ground Floor  
Approx 84 sq m / 907 sq ft

First Floor  
Approx 54 sq m / 583 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