



John  
Mellor

83 Heaton Road, Heaton Moor SK4 4JH  
Guide Price £450,000



**Bedrooms:** 3

**Bathrooms:** 1

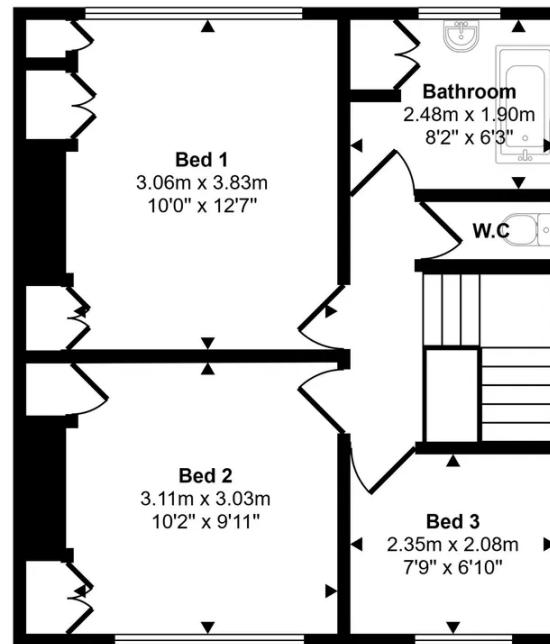
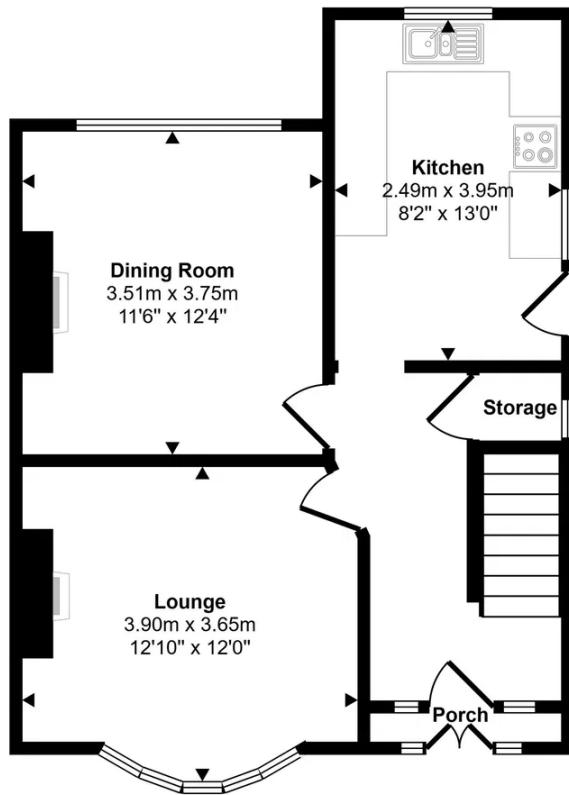
**Receptions:** 2

We would strongly recommend viewing this three bedroom period semi detached family home which has substantial potential for extending being positioned on a large corner plot with generously sized gardens to three sides. Warmed by gas central heating combining with upvc double glazing, the accommodation is traditional in layout. Porch, hallway, separate Lounge & Dining Room and Kitchen. To the first floor, landing & Three Bedrooms, bathroom and separate w.c. A driveway to the rear elevation provides off road parking and leads to a detached brick built garage. Heaton Road adjoins Derby Road & Parsonage Road is within strolling distance of Heaton Moor Road where a good selection of shops, bars, restaurants and cafes will be found. For commuters Heaton Chapel train station is a 0.4 mile walk away and operates a fast service into both Stockport and Manchester city centres. Zoned for sought after nurseries and schools for junior and senior level. The property is freehold and council tax band C.





Approx Gross Internal Area  
91 sq m / 983 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient – higher running costs			
England & Wales		71	77
EU Directive 2002/91/EC			

**John Mellor Independent Estate Agents**

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