



John  
Mellor

3 Deneway, Heaton Norris, Stockport SK4 2HU

Guide Price **£230,000**





Bedrooms: 2

Bathrooms: 1

Receptions: 1

A two double bedroom semi detached property situated in a highly regarded and much sought after part of The Heatons with gardens front and rear together with a garage which is located to the rear off Elmtree Drive. The accommodation is in need of fully refurbishing although all the ingredients are there for a purchaser to carry out improvements to their own taste and requirements. The property does have a gas central heating system and double glazing. Rooms include a hall, a lounge, a dining kitchen across the rear and stairs lead to the first floor where the two bedrooms and the bathroom will be found. Deneway is just a 1.0 mile walk to Heaton Chapel train station and less than a mile to the Moor Top shopping area with it's shops, bars, restaurants and the beautiful boutique Savoy cinema. Leasehold for the remainder of a 999 year term from 25 October 1955 with a fixed ground rent of £5.00 per annum. Council tax band B. No chain involved.

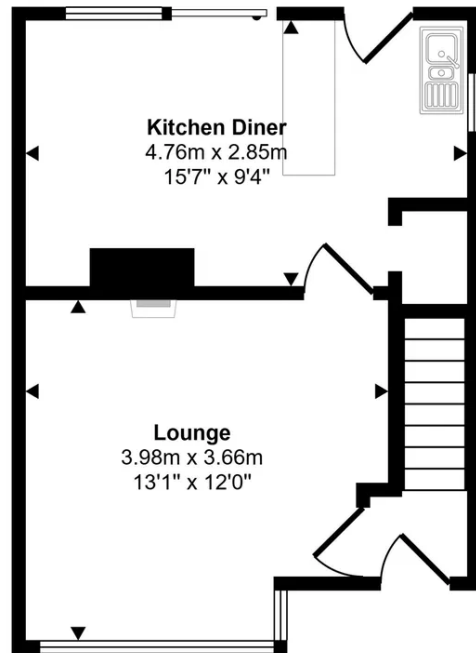




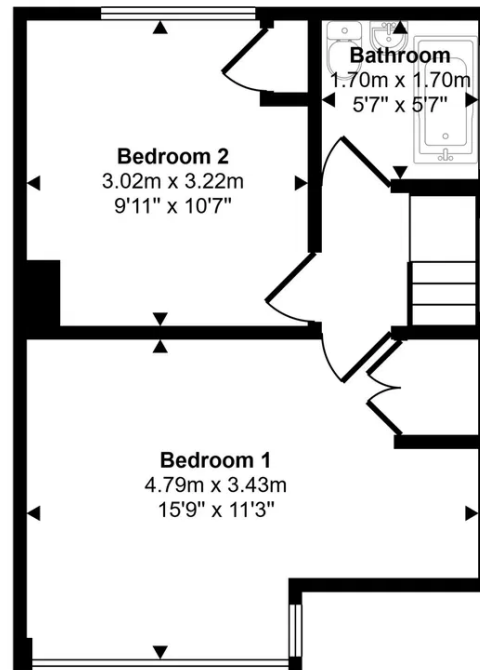




Approx Gross Internal Area  
62 sq m / 663 sq ft



Ground Floor  
Approx 30 sq m / 326 sq ft



First Floor  
Approx 31 sq m / 337 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**John Mellor**

182 Heaton Moor Road Heaton Moor Stockport Cheshire SK4 4DU

0161 442 4142

sales@john-mellor.co.uk

<https://john-mellor.co.uk/>