



83 Mauldeth Road, Heaton Mersey, Stockport, SK4 3NB

JohnMellor



It is with great pleasure that we offer for sale this larger style **THREE DOUBLE BEDROOM** semi detached family home which has been consistently well maintained and improved by our vendor. The **SUBSTANTIALLY EXTENDED** living accommodation is sure to appeal to the growing family and ground floor rooms include a good size hall with a wc off, a lounge, a separate extended sitting/dining room and a large extended dining kitchen with modern units. A spindled staircase leads to the first floor where the three double bedrooms and the bathroom with a separate wc will be found. In addition there is a fold down ladder giving access to a useful boarded roof space with a Velux window.

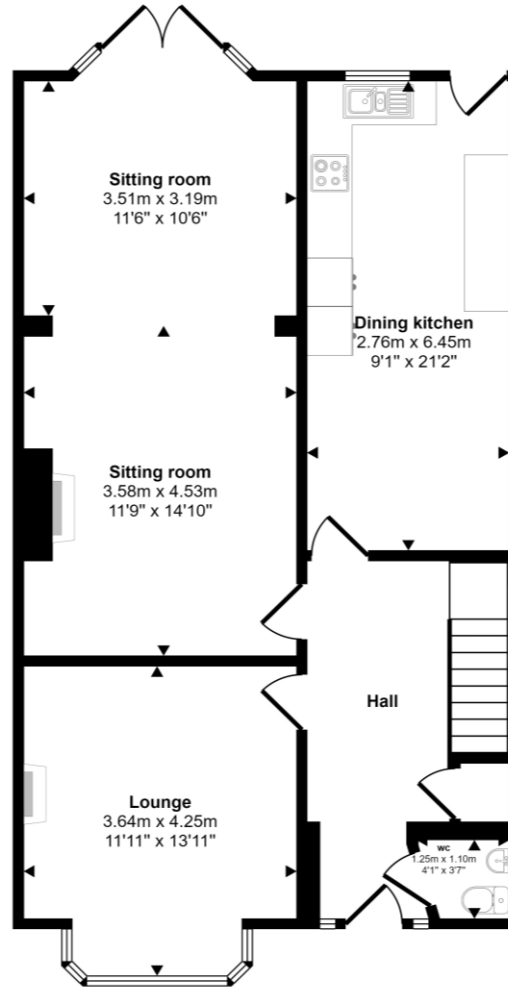


Gas central heating is powered by a very modern Worcester boiler and the windows are upvc double glazed. A driveway provides ample off road parking and leads to a detached brick garage with an attached and separately accessed utility room and wc. The rear garden is south westerly facing and has a lawn and patio area. Mauldeth Road is convenient for local amenities including, shops, bars, restaurants, cafes, sports facilities and schools for all ages. For the commuter Heaton Chapel train station is just a 1.1 mile walk away and operates into both Stockport and Manchester centres. The property is freehold. Council tax band D.

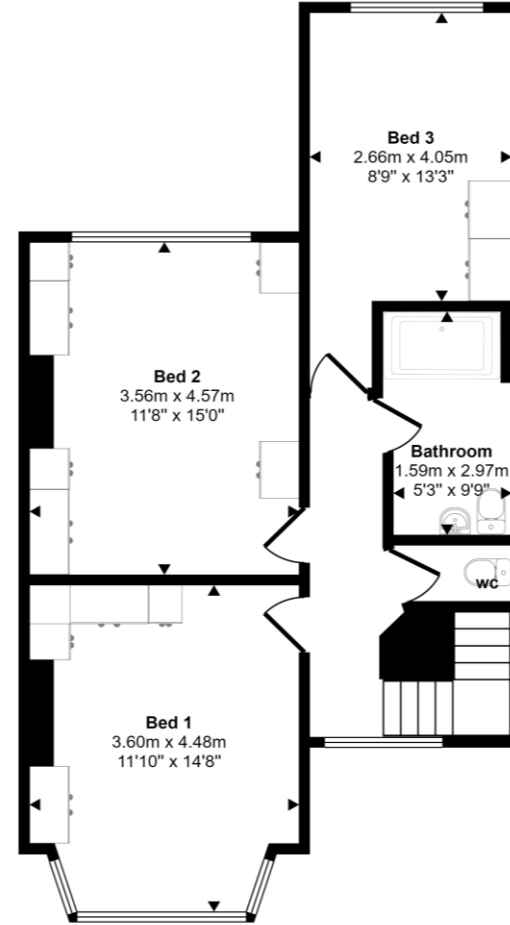


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

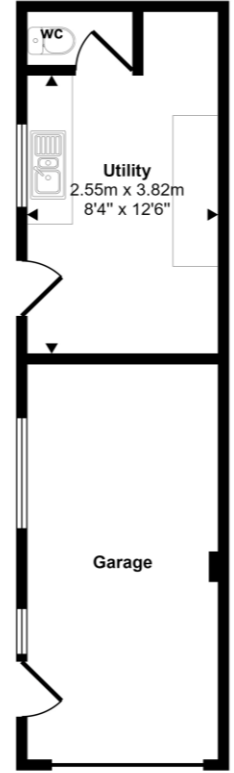
Approx Gross Internal Area
164 sq m / 1760 sq ft



Ground Floor
Approx 77 sq m / 830 sq ft



First Floor
Approx 60 sq m / 641 sq ft



Outbuildings
Approx 27 sq m / 288 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.