



22 Sevenoaks Avenue, Heaton Moor, Stockport, SK4 4AW

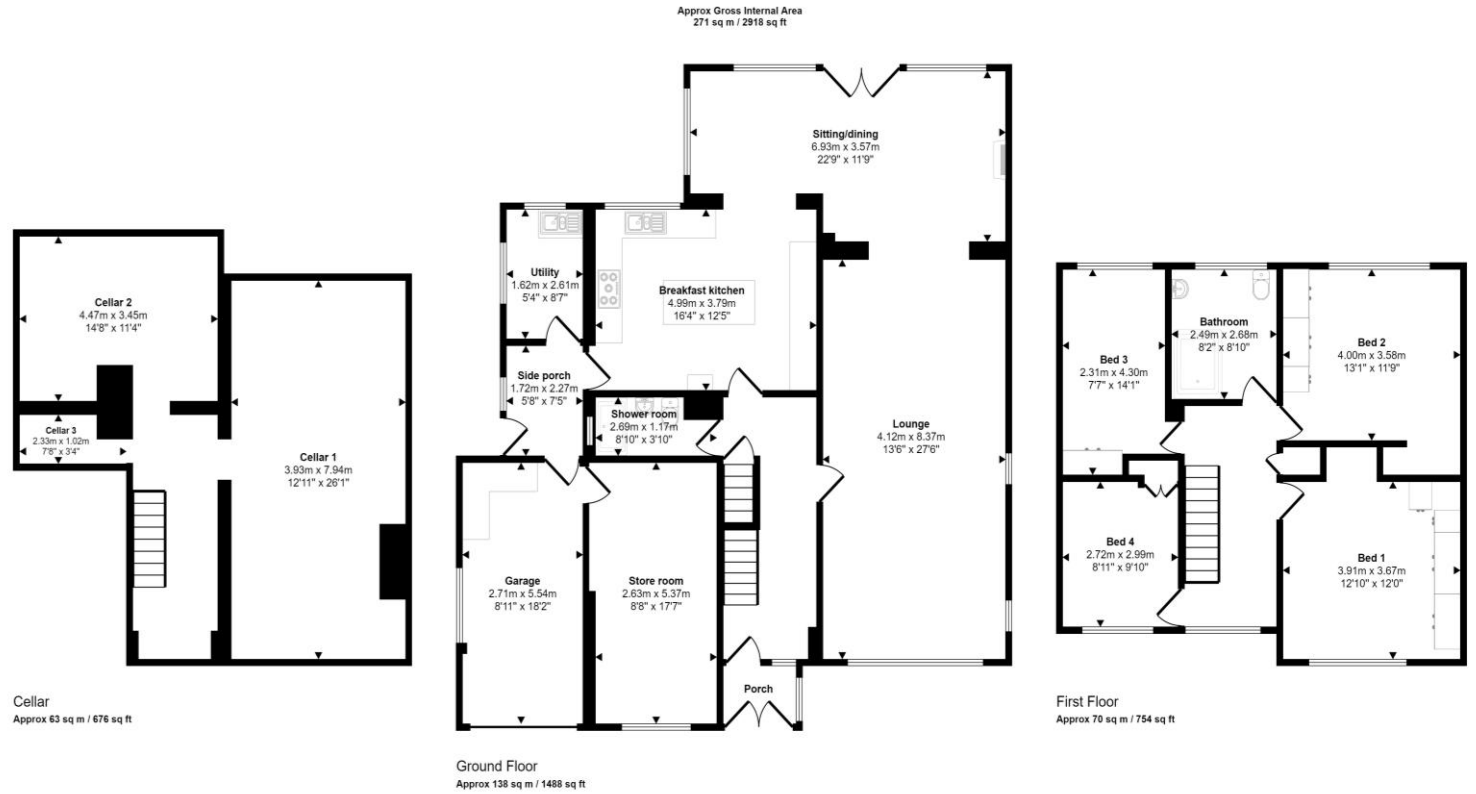
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A larger style four bedroom detached family home standing proudly on one of the areas most prestigious roads and benefitting from a golf course view at the rear. The property has been extended to the rear and unusually for a modern home benefits from a range of useful cellar rooms. The well laid out and spacious accommodation includes a welcoming hall with a shower room off, a large lounge opens into the sitting/dining room at the rear, a breakfast kitchen, side hall, utility and one of the garages is now a very useful store room. Stairs from the hall lead to the first floor where the four excellent bedrooms and family bathroom will be found.



A brick block driveway provides ample off road parking for several cars and there is an integral garage and electric vehicle charging point. The rear garden affords an excellent degree of privacy and has a lawned area and elevated patio. Sevenoaks Avenue is ideally situated for local amenities including shops, bars, restaurants, cafes, schools for all ages and there is a very convenient path leading to Heaton Moor Golf Club. For the commuter Heaton Chapel train station is just a 0.7 mile walk away and operates into both Stockport and Manchester centres. The property is leasehold for the remainder of a 999 year term from 1961 with a ground rent of £18.00 per annum. Council tax band F.



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		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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