



30 Mentone Road, Heaton Moor, Stockport SK4 4HF

JohnMellor



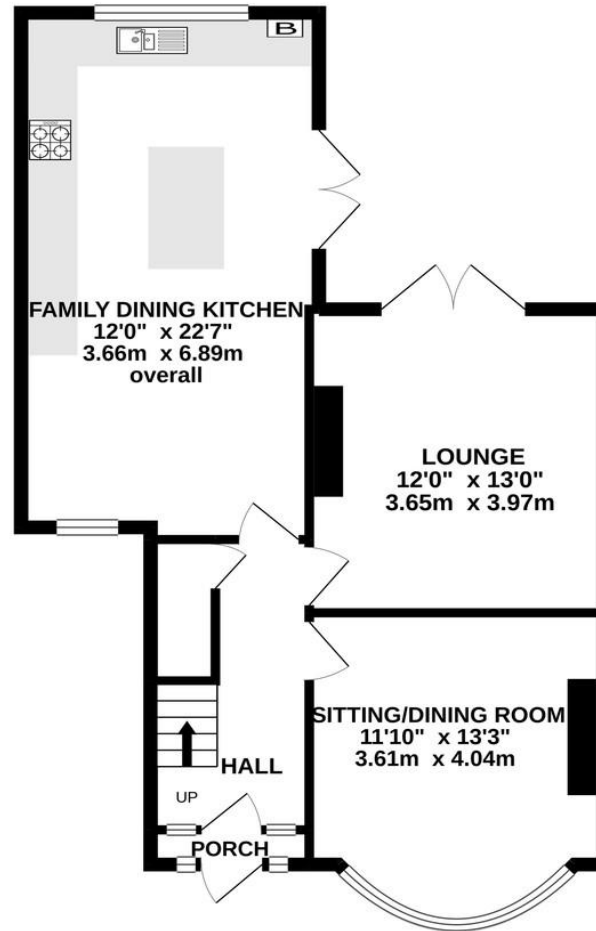
A stunning three bedroom semi detached family home affording beautifully presented and tastefully decorated accommodation throughout. The property has been consistently well maintained over the years and boasts a substantial kitchen extension to the side and rear ideally suiting the needs of todays modern family. Rooms include a welcoming hall, two good sized reception rooms, the superbly fitted family dining kitchen and to the first floor are the three excellent bedrooms and most attractive bathroom fitted with a modern white suite.



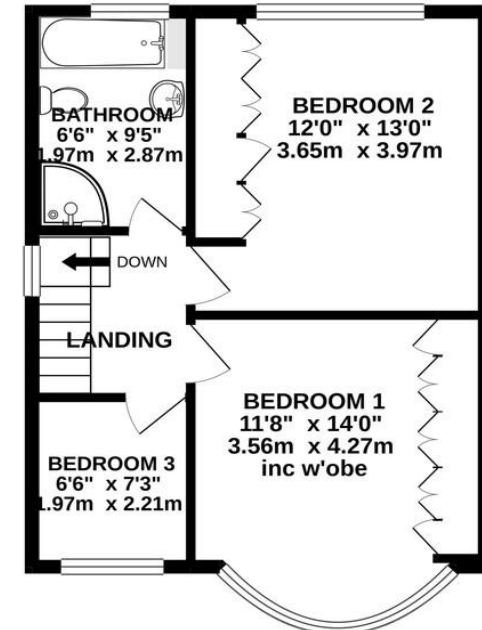
Gas central heating is powered by a Vaillant combination boiler and naturally the property is upvc double glazed. There is a paved driveway to the front as well as gardens to the front and rear, the rear of which enjoys a particularly pleasant aspect over the Green Lane allotments. Mentone Road is ideally placed for local amenities on Heaton Moor Road including independent shops, bars, restaurants, cafes and the amazing Savoy cinema. For commuters Heaton Chapel train station is just a 0.7 mile stroll away and operates into both Stockport and Manchester centres. Must be viewed!



GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.4 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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TOTAL FLOOR AREA: 1105 sq.ft. (102.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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