



9 Meadows Road, Heaton Chapel, Stockport SK4 5DN

JohnMellor



A most impressive detached bungalow occupying an excellent sized plot on this quaint cobbled backwater of Heaton Chapel. The property is ideally located being close to local amenities including a variety of shops, bars, restaurants and public transport services, including trains, which operate into both Stockport and Manchester centres.



The spacious accommodation has been much improved over the years and includes a large lounge with a dining area, a modern kitchen, two shower rooms, and three/four bedrooms with the fourth able to be used as a study/home office if required. There is a double width driveway leading to a store and a carport. A feature of this property is the excellent sized and private rear garden which has various sitting areas and a South Westerly facing aspect. The gas central heating system is powered by a Vaillant boiler. Viewing highly recommended.

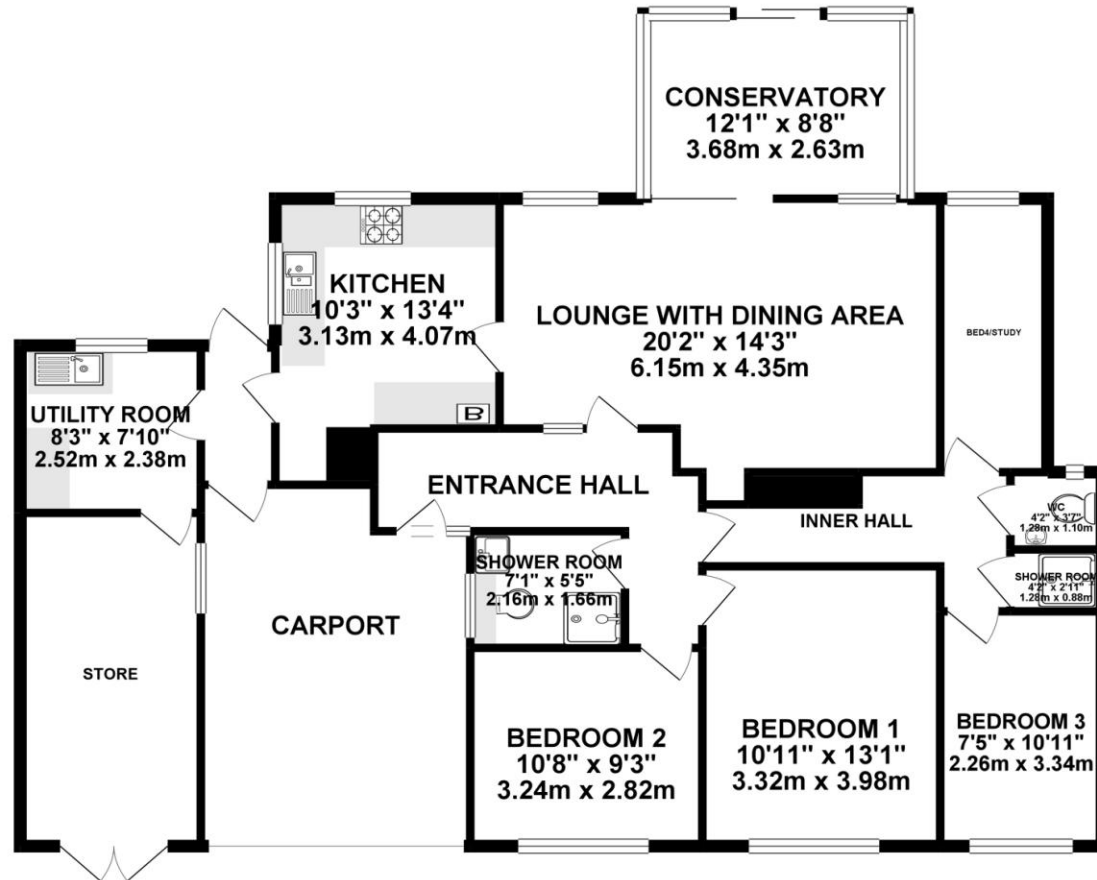


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
Current	Potential	
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A	77	
(81-91) B		
(69-80) C		
(50-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		

EU Directive 2002/49/EC

GROUND FLOOR 1489.21 sq. ft.
(138.35 sq. m.)



TOTAL FLOOR AREA : 1489.21 sq. ft. (138.35 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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