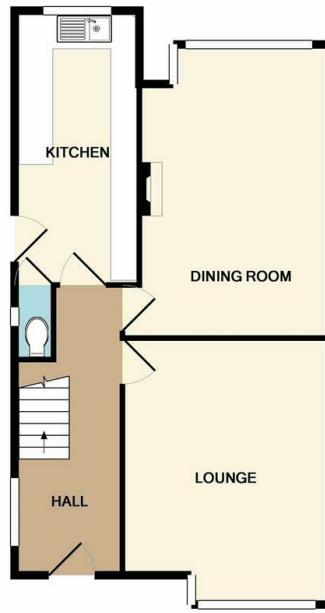




## 36 Freshfield Road, Heaton Mersey, Stockport, Cheshire, SK4 3HN

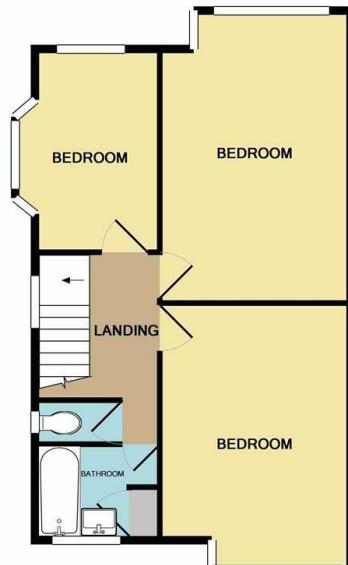
Guide Price £395,000

- REQUIRES FULL MODERNISATION
- ORIGINAL FEATURES
- CATCHMENT FOR SCHOOLS
- OUTBUILDINGS
- CUL DE SAC
- POTENTIAL TO EXTEND
- LARGE PLOT
- DESIRABLE LOCATION

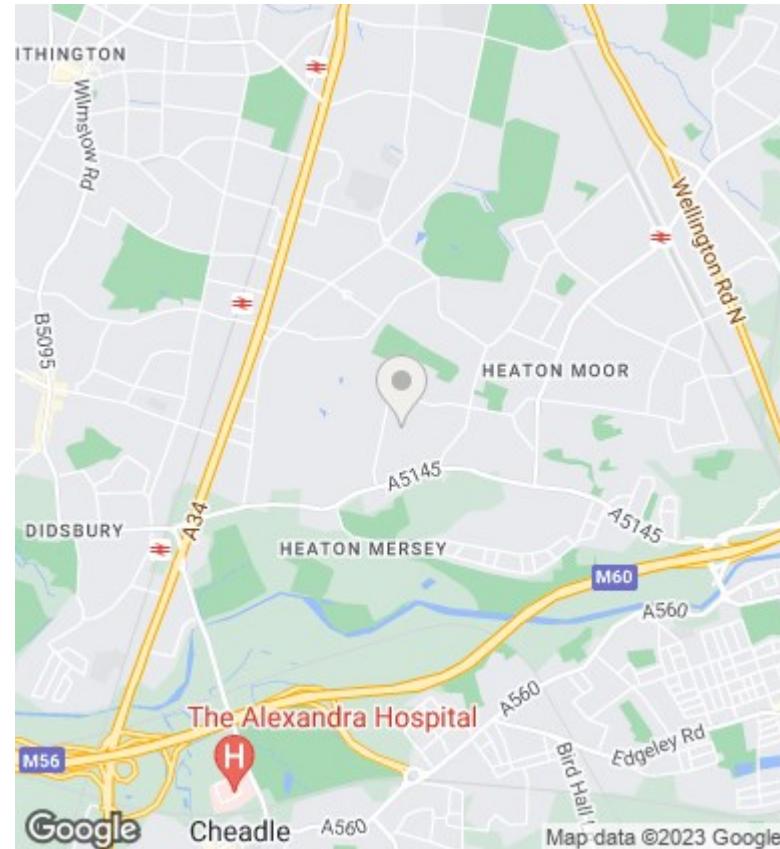


GROUND FLOOR  
APPROX. FLOOR  
AREA 1153 SQ.FT.  
(107.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1153 SQ.FT. (107.1 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate. 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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1ST FLOOR  
APPROX. FLOOR  
AREA 564 SQ.FT.  
(52.4 SQ.M.)



## Directions

## Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

## Council Tax Band

D

## EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC