

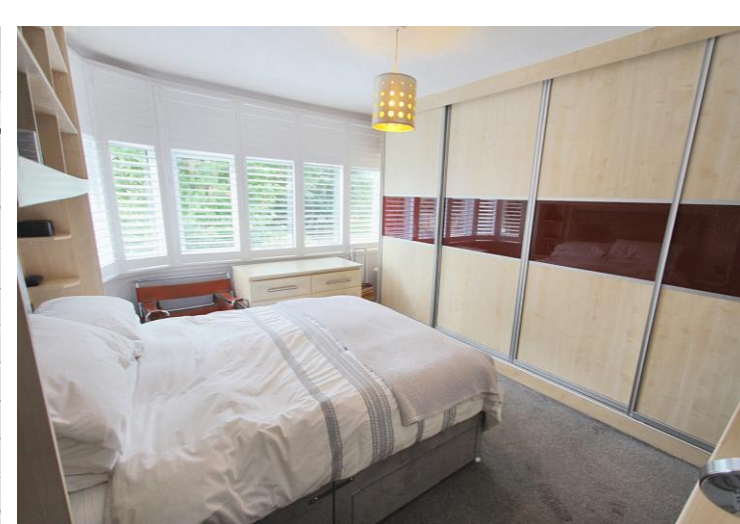


22 Thornhill Road, Heaton Mersey, Stockport, SK4 3HJ

JohnMellor



A larger style three bedroom semi detached family home situated on one of the most sought after roads in The Heaton and occupying a slightly elevated position set back from the road. The accommodation has been consistently well maintained over the years by our vendor and in our opinion is sure to please even the most discerning of buyers. Bright and airy rooms include a hall with a wc off, two excellent reception rooms, a dining area and an extended kitchen with Velux roof windows. Stairs from the hall lead to the first floor where the three good size bedrooms and the beautifully fitted bathroom with a Laufen Pro suite and Grohe shower will be found.



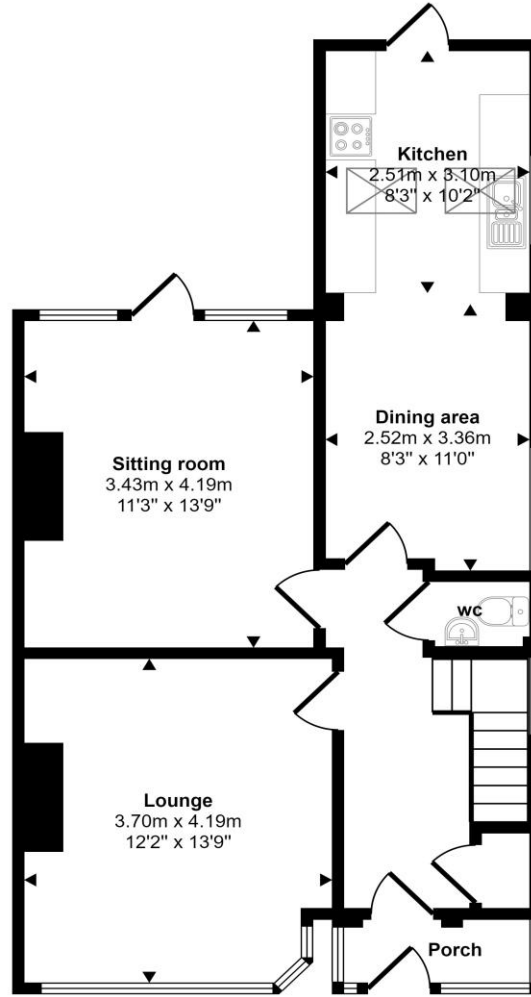
There is off road parking to the front for two cars and to the rear the rebuilt brick garage is used for storage and garden maintenance. The rear garden is particularly pleasant, well maintained and boasts artificial grass, a metal framed gazebo and several large wooden tubs for flowers/shrubs. There is a loft with a pull down ladder, reinforced floor with boarding and Velux windows allow natural light in. Thornhill Road is convenient for amenities catering for most of the everyday wants and needs together with schools for all ages. East Didsbury Metro link is a 0.9 mile walk away and the regions motorway network can be accessed at the bottom of Didsbury Road. Freehold. Council tax band D.



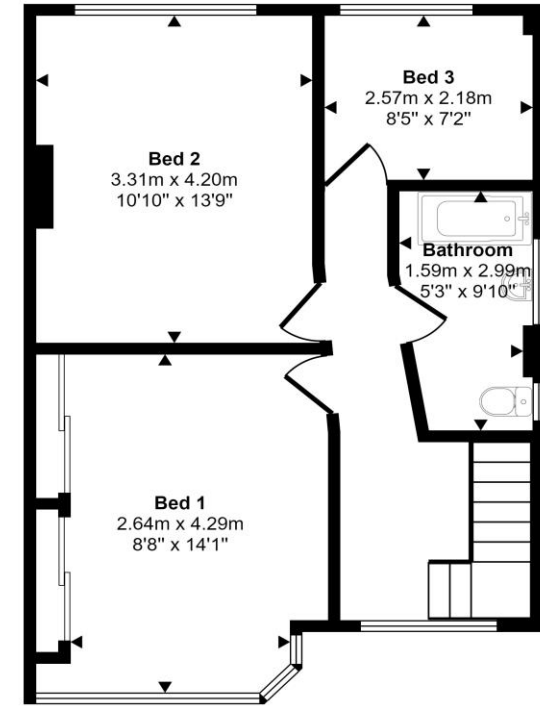
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	71
(39-54) E		
(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
109 sq m / 1174 sq ft



Ground Floor
Approx 60 sq m / 645 sq ft



First Floor
Approx 49 sq m / 529 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.

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IMPORTANT! These particulars and floor plans are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. The agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order, or fit for purpose. The buyer is advised to obtain verification from their solicitor or surveyor. J273