



8 Park Bridge Close, Heaton Norris, Stockport SK4 1BH

JohnMellor



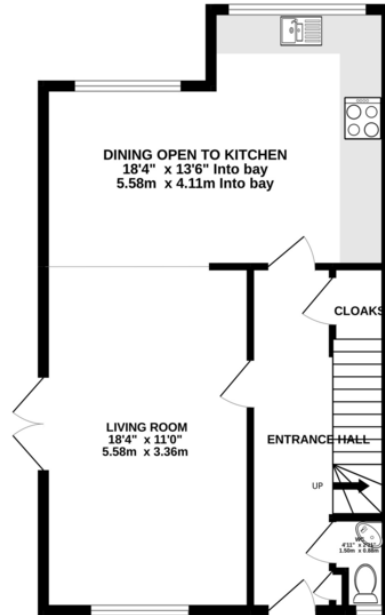
Simply stunning! This beautiful four bedroom, three bathroom property constructed in 2021 offers immaculately presented spacious accommodation over three floors. Built by JC Brennan Developments renowned builders to a high specification with every attention to detail paid to create a superb home. The high quality fixtures and fittings include a contemporary fitted kitchen with granite work surfaces and integrated appliances including a dishwasher, fridge/freezer, double oven and hob. The property also boasts Karndean flooring to the ground floor with under-floor gas fired heating, with traditional heating via radiators on the floors above.



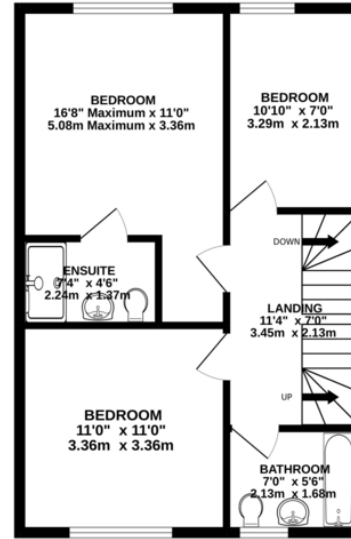
The property also boasts Kardean flooring to the ground floor with under-floor gas fired heating, with traditional heating via radiators on the floors above. The first floor reveals a stylish bathroom plus three bedrooms, the master with an en-suite shower room. A contemporary staircase leads you to the second floor where a further generous double bedroom can be found with an en-suite shower room, plus from the landing there is access to a most generous storage area. Outside is an enclosed garden laid to lawn with patio area whilst to the front is a driveway for off road parking with an electric vehicle charger point. With the remainder of a 10 year guarantee a viewing is essential to appreciate this most desirable luxurious home. The property is Freehold, Council Tax Band D = £2,142.40 per annum.



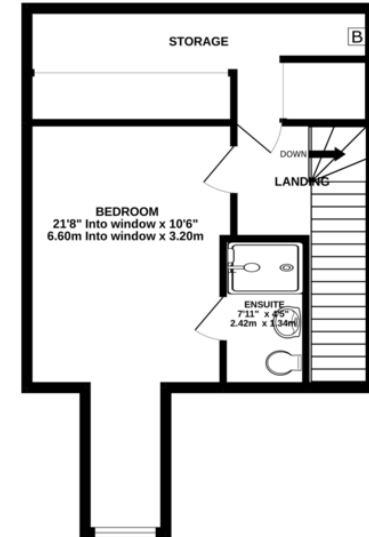
GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR
512 sq.ft. (47.5 sq.m.) approx.



2ND FLOOR
403 sq.ft. (37.5 sq.m.) approx.



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TOTAL FLOOR AREA: 1465 sq.ft. (136.1 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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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | 93 |
| (81-91) B | | 86 | |
| (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 | |

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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

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