



17 Elms Road, Heaton Moor, Stockport SK4 4PJ

JohnMellor



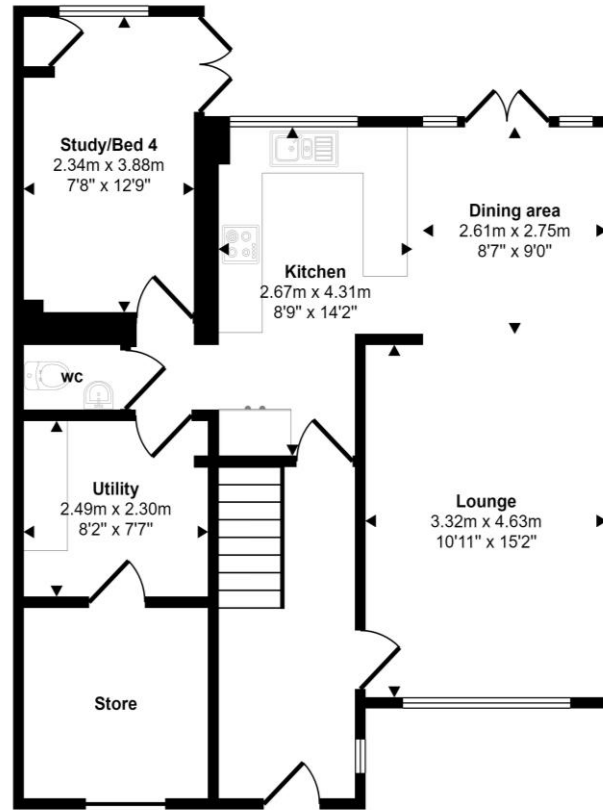
Must be viewed! A stunning and spacious modern property which has been consistently improved over the years by our vendor, including the addition of a ground floor rear extension in 2016 providing an additional fourth bedroom or study. Upon entering the property the quality of the fixtures and fittings becomes immediately apparent and beautifully decorated rooms include a welcoming hall, a good sized lounge opens in to the dining area which in turn leads to the refitted kitchen. From the kitchen there is an inner hall leading to the fourth bed/reception extension, a downstairs wc, a utility and a very useful store with electric roller door to the front. Stairs from the hall lead to the first floor where the landing has excellent storage areas off and in turn leads to the three fantastic double bedrooms and most attractive bathroom.



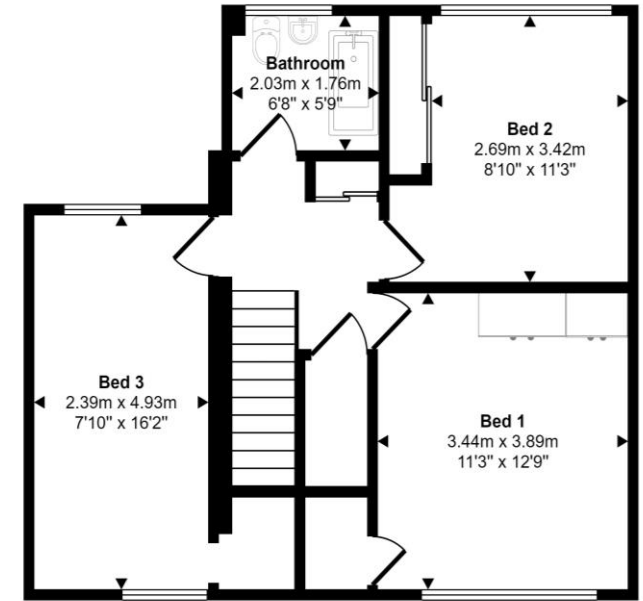
Naturally the property is double glazed and warmed by gas central heating powered by a Worcester boiler fitted in 2016. A double width driveway provides off road parking and completing the property is the delightful rear garden which affords an excellent degree of privacy and tranquillity. Elms Road is perfectly situated for all that Heaton Moor has to offer including shops, bars, restaurants, cafes, parks and schools. For the commuter Heaton Chapel train station is just a 0.3 mile walk away. The property is freehold and in council tax band D.



Approx Gross Internal Area  
125 sq m / 1343 sq ft



Ground Floor  
Approx 71 sq m / 759 sq ft



First Floor  
Approx 54 sq m / 584 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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