



31 Tennyson Close, Heaton Mersey, Stockport SK4 2ED

JohnMellor



A most attractive four bedroom modern detached family home affording spacious living accommodation and situated at the head of a quiet cul de sac being free from through traffic. The neatly laid out accommodation is gas centrally heated, double glazed and rooms include a hall with wc off, there are three excellent reception rooms, a home office/study, a modern kitchen diner and a utility room. Stairs from the hall lead to the first floor where the four well proportioned bedrooms will be found together with the family bathroom and the en-suite to the master bedroom.

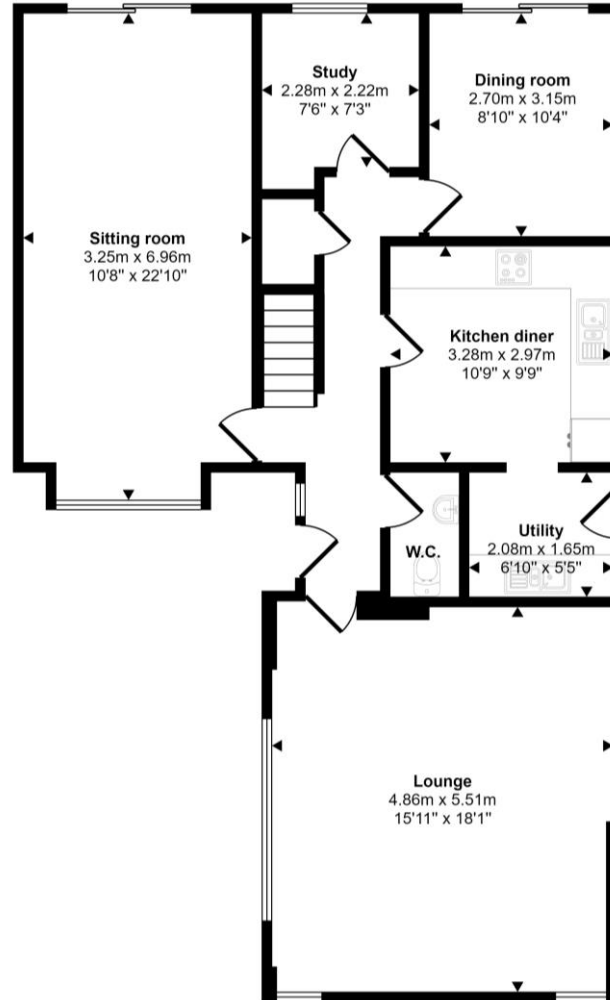


There is a generous size driveway providing off road parking for several cars and a private and enclosed rear garden with a decked patio which completes this excellent home. Tennyson Close is within easy reach of amenities in both Heaton Moor and Heaton Mersey catering for most of the everyday wants and needs such as shops, schools, bars, restaurants, cafes and sports facilities. For the commuter Heaton Chapel train station and East Didsbury Metrolink are a 1.2 and 1.4 mile walk away. The property is freehold and in council tax band F.

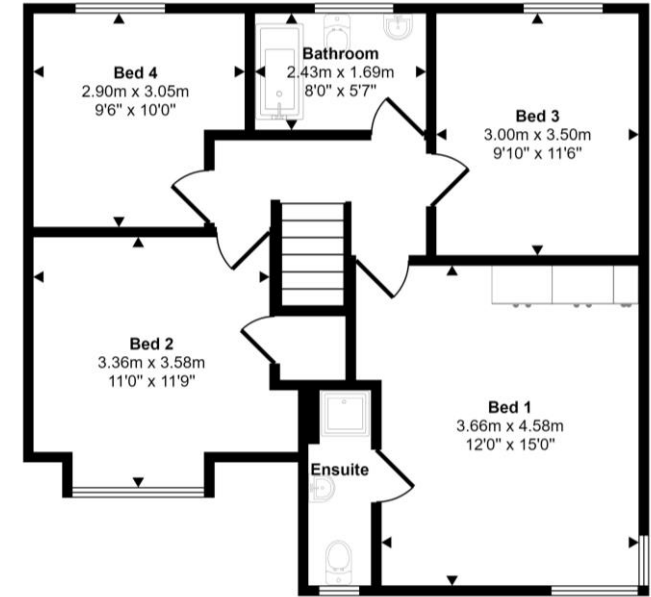


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
155 sq m / 1668 sq ft



Ground Floor
Approx 91 sq m / 977 sq ft



First Floor
Approx 64 sq m / 690 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