



33 Kings Drive, Heaton Moor, Stockport, SK4 4DZ

JohnMellor



Must be viewed! A superbly appointed, extended and immaculately presented period four bedroom semi detached family home ideally situated towards the head of a cul de sac being free from through traffic yet within a short stroll of local shops, bars, restaurants, cafes, schools, sports facilities and the beautiful boutique Savoy cinema. Heaton Chapel train station is also just a 0.8 mile walk away and operates into both Stockport and Manchester centres. The bright and airy living accommodation includes a most welcoming hall with a wc off, a good size lounge overlooking the rear garden, a sitting room, a dining room and a modern breakfast kitchen.



A spindled staircase in the hall leads to first floor where the four bedrooms and most attractive bathroom with a four piece white suite will be found. The property retains much of the charm and character of its era, sadly lacking in today's more modern constructions, and naturally the property is gas centrally heated and has double glazing. Off road parking is provided to the front and a most noteworthy feature is the delightful and enclosed rear garden boasting a south westerly aspect. The property is freehold and in council tax band D.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Internal Area  
125 sq m / 1349 sq ft



Ground Floor  
Approx 65 sq m / 699 sq ft

First Floor  
Approx 60 sq m / 650 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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