



20 Park Drive, Heaton Norris, Stockport, SK4 2HJ

JohnMellor





Must be viewed! A most attractive and well presented three bedroom semi detached family home affording bright and airy rooms and benefitting from a rear extension. The property is gas centrally heated, upvc double glazed and rooms include a hall, two excellent reception rooms, a modern kitchen and stairs from the hall lead to the first floor where the three bedrooms and beautiful family bathroom will be found. Cavity wall insulation is also installed. The property enjoys a wide frontage and has off road parking which leads to a detached garage.





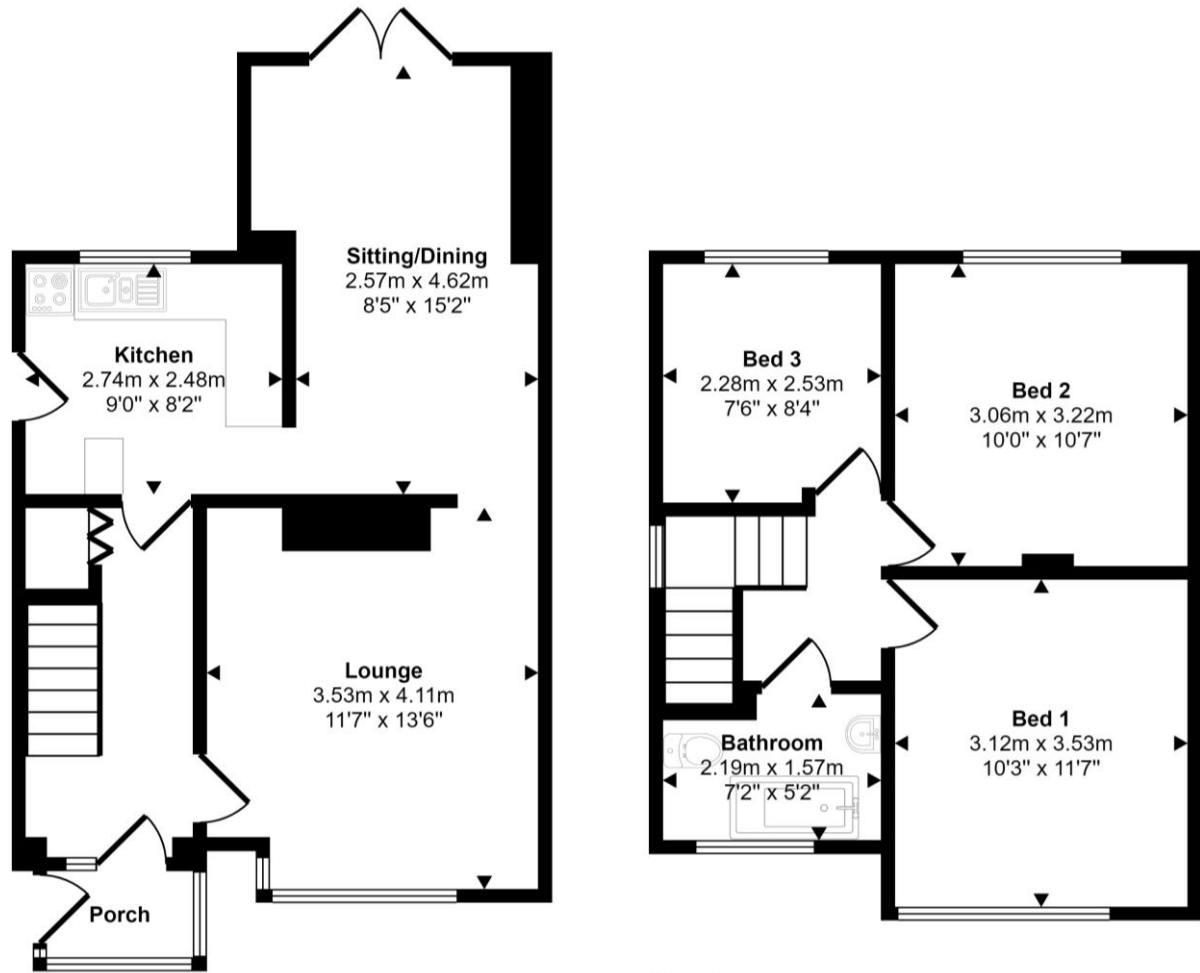
There is a lawned front garden together with an enclosed south facing rear garden with lawn and patio completing this delightful home. Park Drive is convenient for local amenities catering for most of the everyday wants and needs together with public transport services and the regions motorway system serves the whole of the North West and beyond. The property is freehold and council tax band C.





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>			
(55-68) <b>D</b>			
(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>		69	83
	EU Directive 2002/91/EC		

Approx Gross Internal Area  
80 sq m / 862 sq ft



Ground Floor  
Approx 44 sq m / 473 sq ft

First Floor  
Approx 36 sq m / 389 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.