



33 Thornfield Road, Heaton Moor, Stockport, SK4 3LD

JohnMellor



It is with great pleasure that we offer for sale this most imposing and substantial end period terraced family home which affords spacious living accommodation laid out over three floors together with a useful range of cellar rooms. The property occupies an enviable corner position with garden areas to three sides together with off road parking to the rear. A beautiful entrance door and surround leads to a most welcoming hall which in turn leads to the good size lounge, separate sitting/dining room, modern breakfast kitchen and downstairs shower room. A spindled staircase in the hall leads to the first floor where two large double bedrooms, a large bathroom and a utility room will be found. A further staircase leads to the second floor landing and three further bedrooms making five in total.

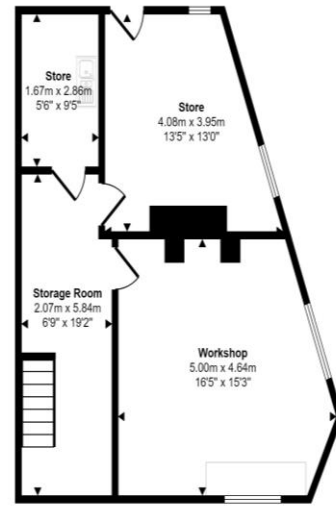


The property is warmed by a gas central heating system and double glazing is installed. The property is in need of some updating but does have the essential charm and character of its era and all the ingredients are there for a purchaser to make improvements to their own taste and requirements. Freehold. Council tax band D. Thornfield Road is just a short walk away from local amenities including shops, bars, restaurants, cafes, sports facilities, boutique Savoy cinema and schools for children of all ages. For the commuter Heaton Chapel train station is a 0.8 mile walk away and operates into both Stockport and Manchester centres.

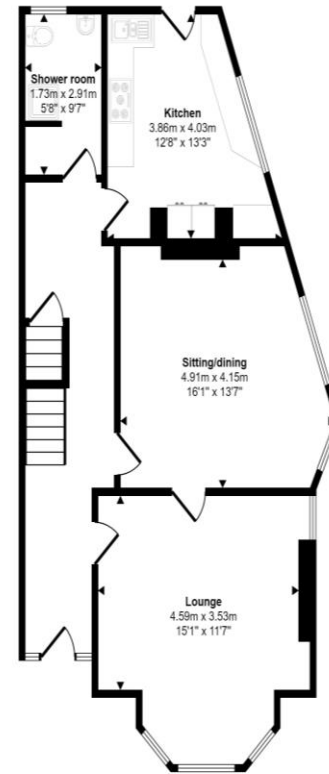


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>	55	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

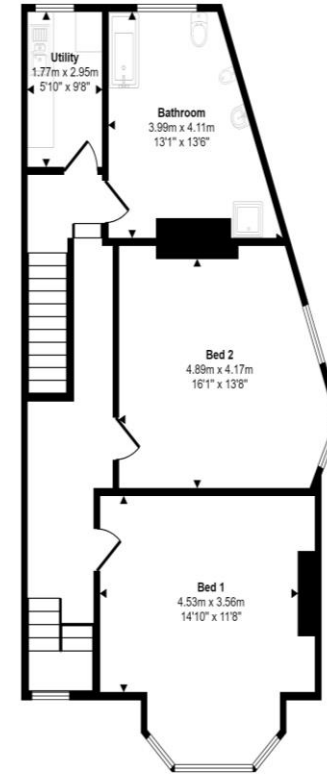
Approx Gross Internal Area  
271 sq m / 2913 sq ft



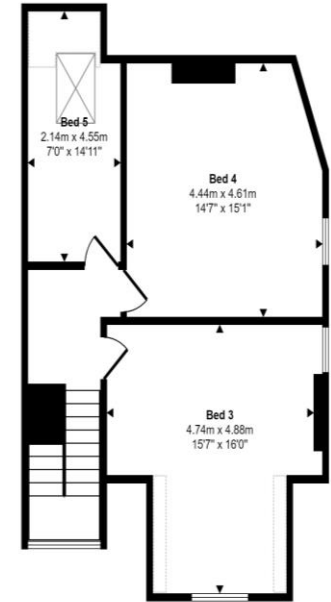
Lower Ground Floor  
Approx 53 sq m / 567 sq ft



Ground Floor  
Approx 77 sq m / 824 sq ft



First Floor  
Approx 81 sq m / 874 sq ft



Second Floor  
Approx 60 sq m / 647 sq ft

Denotes head height below 1.5m

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.

JohnMellor

182 Heaton Moor Road, Heaton Moor,  
Stockport, Cheshire, SK4 4DU  
Tel: 0161 442 4142  
sales@john-mellor.co.uk  
www.john-mellor.co.uk

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