



22 Norris Hill Drive, Heaton Norris, Stockport, SK4 2NN

JohnMellor



Must be viewed! A beautifully appointed modern three bedroom end terrace property occupying a super position being well set back from the road and enjoying a good size frontage with ample off road parking. The bright and airy accommodation has been tastefully decorated throughout and is both gas centrally heated and upvc double glazed. Neatly laid out rooms include a hall, a lounge opens in to the dining area and there is a modern kitchen. The stairs between the lounge and the dining area lead to the first floor where the three bedrooms and the attractive bathroom with a white suite will be found.



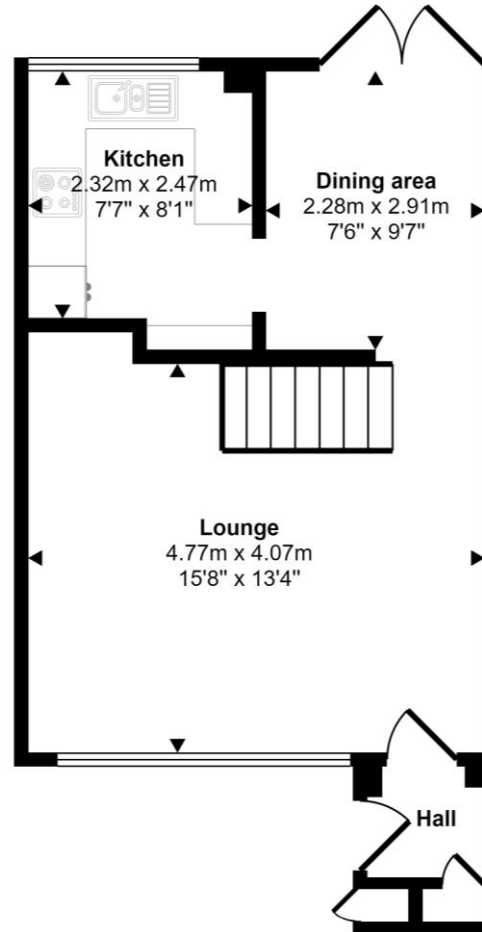
A further most noteworthy feature of the property is the delightful rear garden which is south westerly facing and enjoys a good degree of privacy. Norris Hill Drive is superbly situated for local amenities including shops, bars, restaurants, cafes, sports facilities, the boutique Savoy cinema and schools for children of all ages. For the commuter Heaton Chapel train station is just a 0.8 mile walk away and operates into both Stockport and Manchester centres. Freehold. Council tax band B.



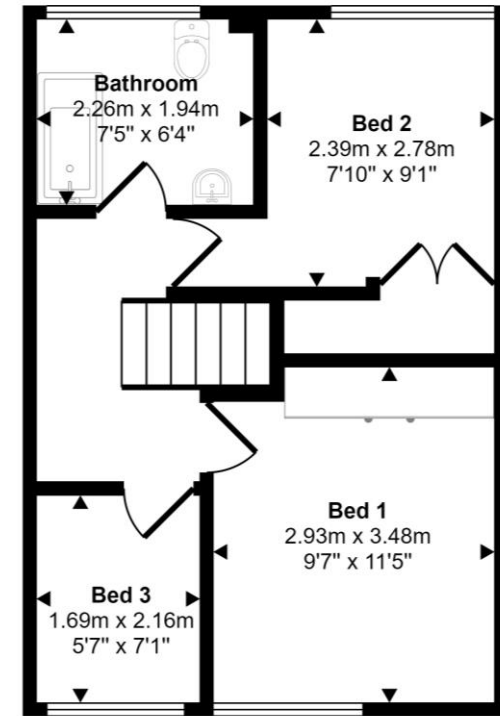
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
70 sq m / 753 sq ft



Ground Floor
Approx 36 sq m / 386 sq ft



First Floor
Approx 34 sq m / 368 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.