



5 Winchester Drive, Heaton Norris, Stockport, SK4 2NU

JohnMellor





A modern four bedroom link detached family home situated on a popular and well established residential estate of varying house styles. The property is in need of updating but all the ingredients are there for a purchaser to carry out improvements to their own taste and requirements and we feel sure it will be perfect for the needs of the growing family. Gas central heating is installed and powered by a Worcester combination boiler and the windows are double glazed. Ground floor rooms include a hall with a cloaks/wc off, a lounge, a dining room, a conservatory and a kitchen.





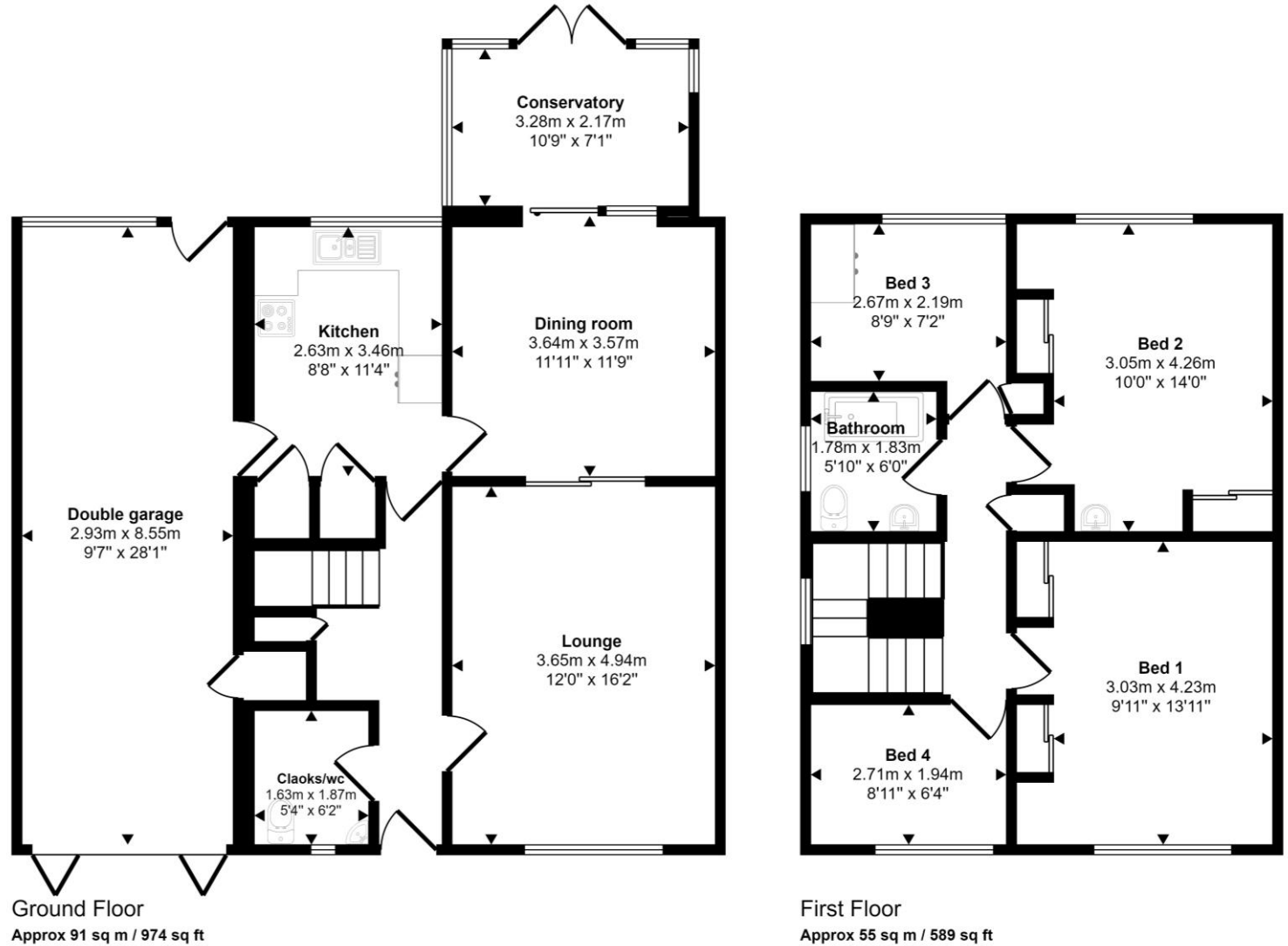
Stairs from the hall lead to the first floor where the four bedrooms and the bathroom will be found. There are lawned gardens to the front and rear, the rear of which has a south westerly sunny aspect. Special note should also be made of the double length garage which would lend itself to a conversion subject to the usual permissions. Winchester Drive is conveniently situated for local independent shops, bars, restaurants, sports facilities and schools of high repute for all ages. In addition for commuters Heaton Chapel train station is a 0.9 mile walk away with trains operating into both Stockport and Manchester centres. Freehold and council tax band E. No chain involved!





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Internal Area  
145 sq m / 1564 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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