



22 Whitelaw Road, Heaton Moor, Stockport, SK4 4BY

JohnMellor



It is with great pleasure that we offer for sale this superb four bedroom (three doubles and one single) semi detached family home which boasts extended living accommodation to both the rear and side. The property is also superbly situated for families close to Thornfield Park and just a short walk away from local shops, cafes, bars, restaurants, schools, sports facilities and the boutique Savoy cinema. Rooms are warmed by gas central heating and include a hall, a dining room, a lounge looking onto the rear garden, a breakfast kitchen, a utility area and wc.

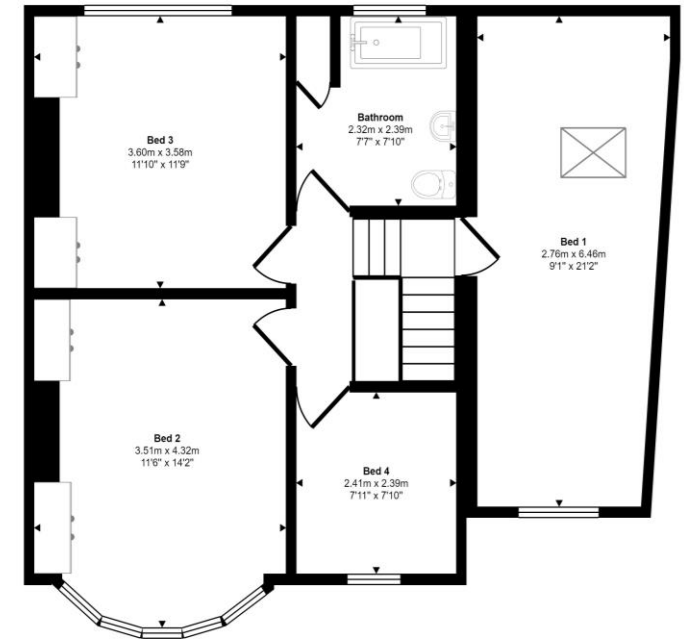
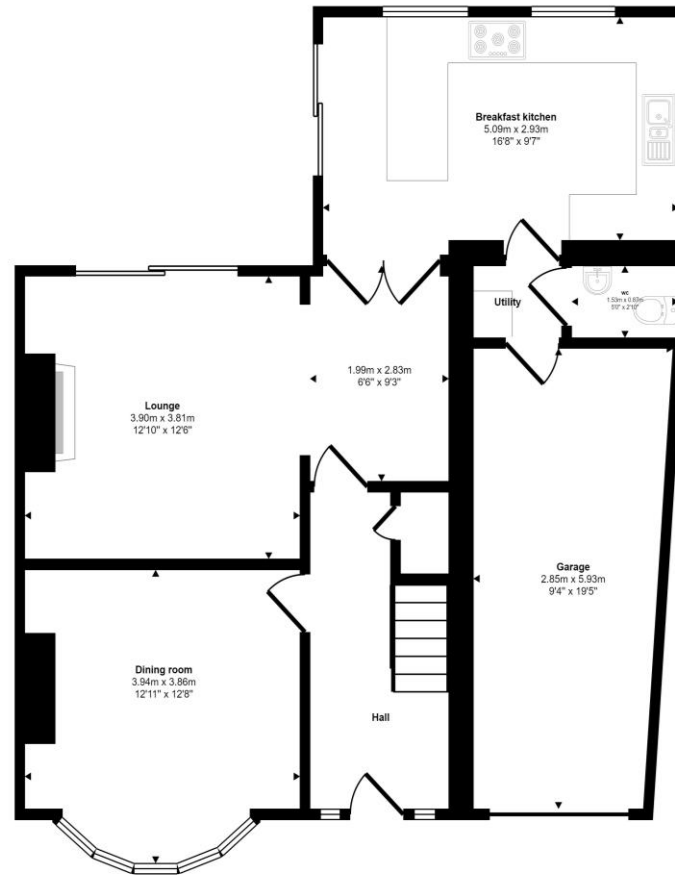


To the first floor there are four good size bedrooms, three with floor to ceiling fitted wardrobes and the master with a dressing area, and a bathroom with a white suite. An imprinted concrete driveway provides off road parking and leads to an integral brick garage. A most noteworthy feature of this property is the large rear garden which affords an excellent degree of privacy, is westerly facing and has a shed and greenhouse. The property is freehold and council tax band D.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
147 sq m / 1579 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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