



34 Horace Grove, Heaton Norris, Stockport, SK4 1PP

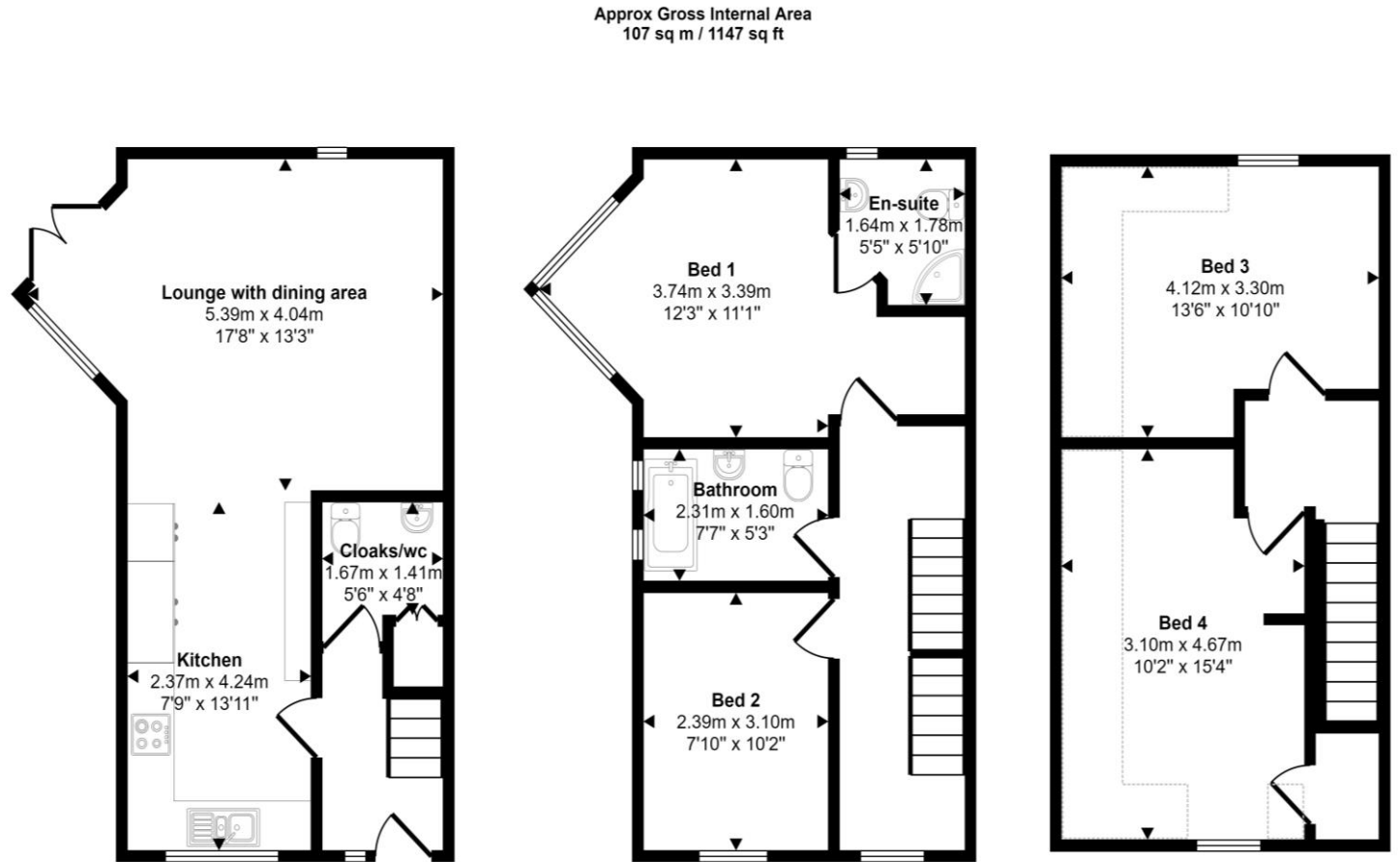
JohnMellor



Must be viewed! A truly delightful Four double bedroom, two bathroom modern semi detached family home occupying a corner position with a driveway to the rear together with garden areas extending to the rear and side. Well proportioned rooms are set out over three floors and include a hall with a cloakroom/wc off and a good size breakfast kitchen is open into the large lounge which has a dining area and patio doors to the rear. Stairs from the hall lead to the first floor where two double bedrooms and the two bathrooms, one being en-suite, will be found.



A further staircase from the first floor landing leads to the second floor and the two remaining double bedrooms. Naturally the property is gas centrally heated and upvc double glazed. Horace Grove is conveniently located for local amenities catering for most of the everyday wants and needs as well as being just a 0.8 mile walk away from Heaton Chapel train station which operates into both Stockport and Manchester centres. Freehold. Council tax band D.



Ground Floor  
Approx 36 sq m / 391 sq ft

First Floor  
Approx 37 sq m / 397 sq ft

Second Floor  
Approx 33 sq m / 360 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.

| 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>                                   |  | 78                      | 88        |
| (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>                         |  | EU Directive 2002/91/EC |           |