



23 Cannock Drive, Heaton Mersey, Stockport, SK4 3JB

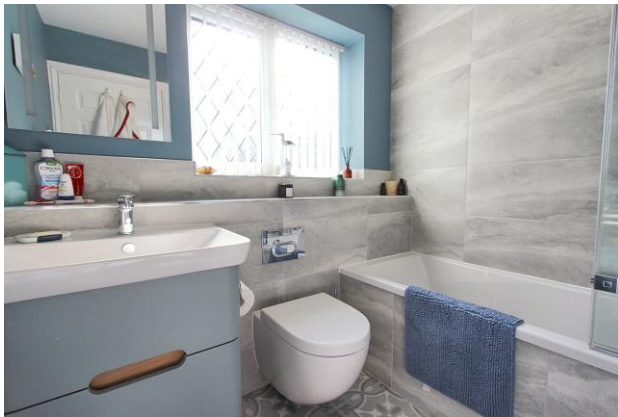
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We are delighted to be able to offer for sale this superb four bedroom detached family residence which has been substantially improved and extended by our vendor to provide an outstanding home in an idyllic setting. Upon entering the property the quality of the fixtures and fittings becomes immediately apparent and ground floor rooms include a welcoming hall with a cloakroom/wc off, a good size lounge, a utility room and a stunning and extended family living dining kitchen with luxury fittings and doors leading onto a composite decked area. A spindled staircase leads to the first floor where the four well proportioned bedrooms, the master being en-suite, and the beautifully fitted family bathroom will be found.



Naturally the property is fitted with a quality heating and water system and the windows are upvc double glazed. A long driveway provides ample off road parking and leads to an attached double garage with an electric up and over door. There is a lawned front garden together with a lawned rear garden with a composite decked area, flower/shrub borders and a vegetable plot extending behind the garage. Cannock Drive is convenient for local shops in both Heaton Mersey and Heaton Moor as well as reputable schools for all ages. For the commuter East Didsbury Metrolink is just a 1.1 mile walk away. Freehold. Council tax band F. Must be viewed!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	83
(55-68) D		
(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
185 sq m / 1992 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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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