



24 Thornhill Road, Heaton Mersey, Stockport, SK4 3HJ

JohnMellor



An attractive larger style three bedroom semi detached family home affording accommodation which is in need of some updating but is very well presented and offers prospective buyers the opportunity to carry out improvements to their own taste and requirements over time. Gas centrally heated rooms include a welcoming hall, a downstairs wc, two excellent reception rooms, a kitchen and a utility room. Stairs from the hall lead to the first floor where the three well proportioned bedrooms and the bathroom with a separate wc will be found.

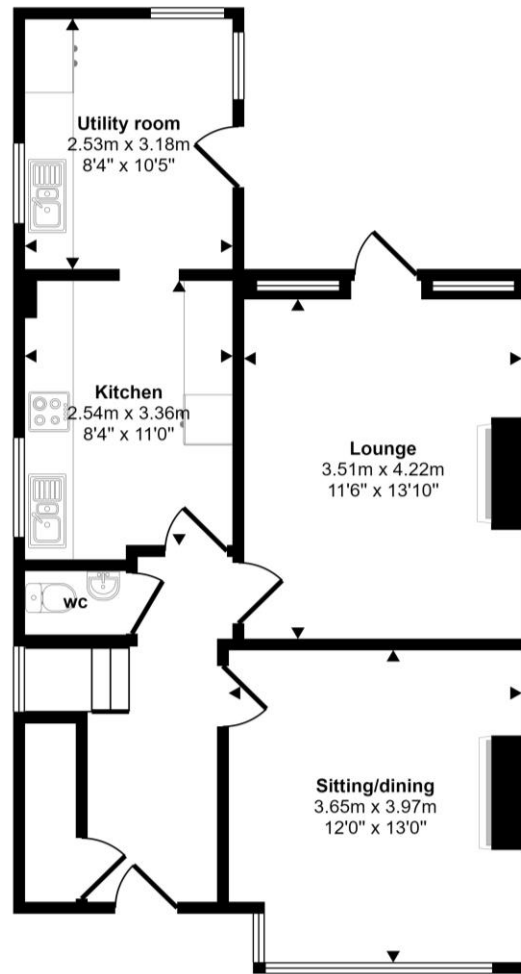


The windows are double glazed and the property further benefits from solar panels giving the property a very respectable C energy rating. There is off road parking to the front for two cars and to the rear the brick garage is used for storage. The rear garden has a loose pebble and patio area. Thornhill Road is convenient for amenities catering for most of the everyday wants and needs together with schools for all ages. East Didsbury Metro link is a 0.9 mile walk away and the regions motorway network can be accessed at the bottom of Didsbury Road. Freehold with a chief rent of £6.00 per annum. Council tax band D.

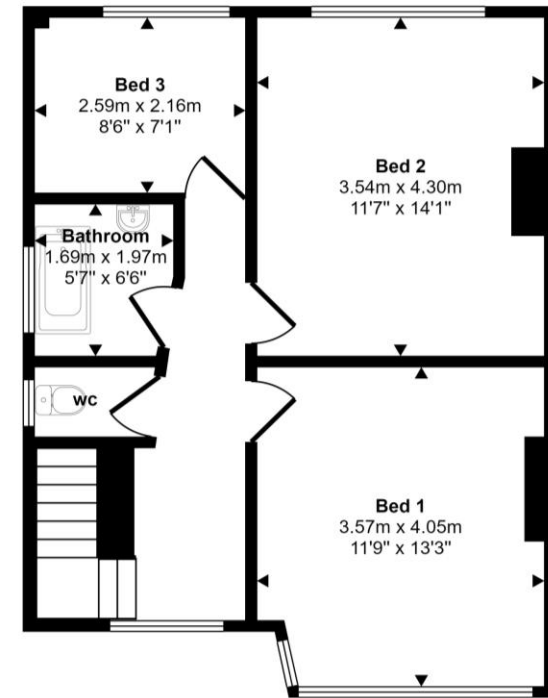


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
110 sq m / 1187 sq ft



Ground Floor
Approx 59 sq m / 638 sq ft



First Floor
Approx 51 sq m / 549 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.

JohnMellor

182 Heaton Moor Road, Heaton Moor,
Stockport, Cheshire, SK4 4DU
Tel: 0161 442 4142
sales@john-mellor.co.uk
www.john-mellor.co.uk

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