



12 Park Drive, Heaton Norris, Stockport, SK4 2HJ

JohnMellor



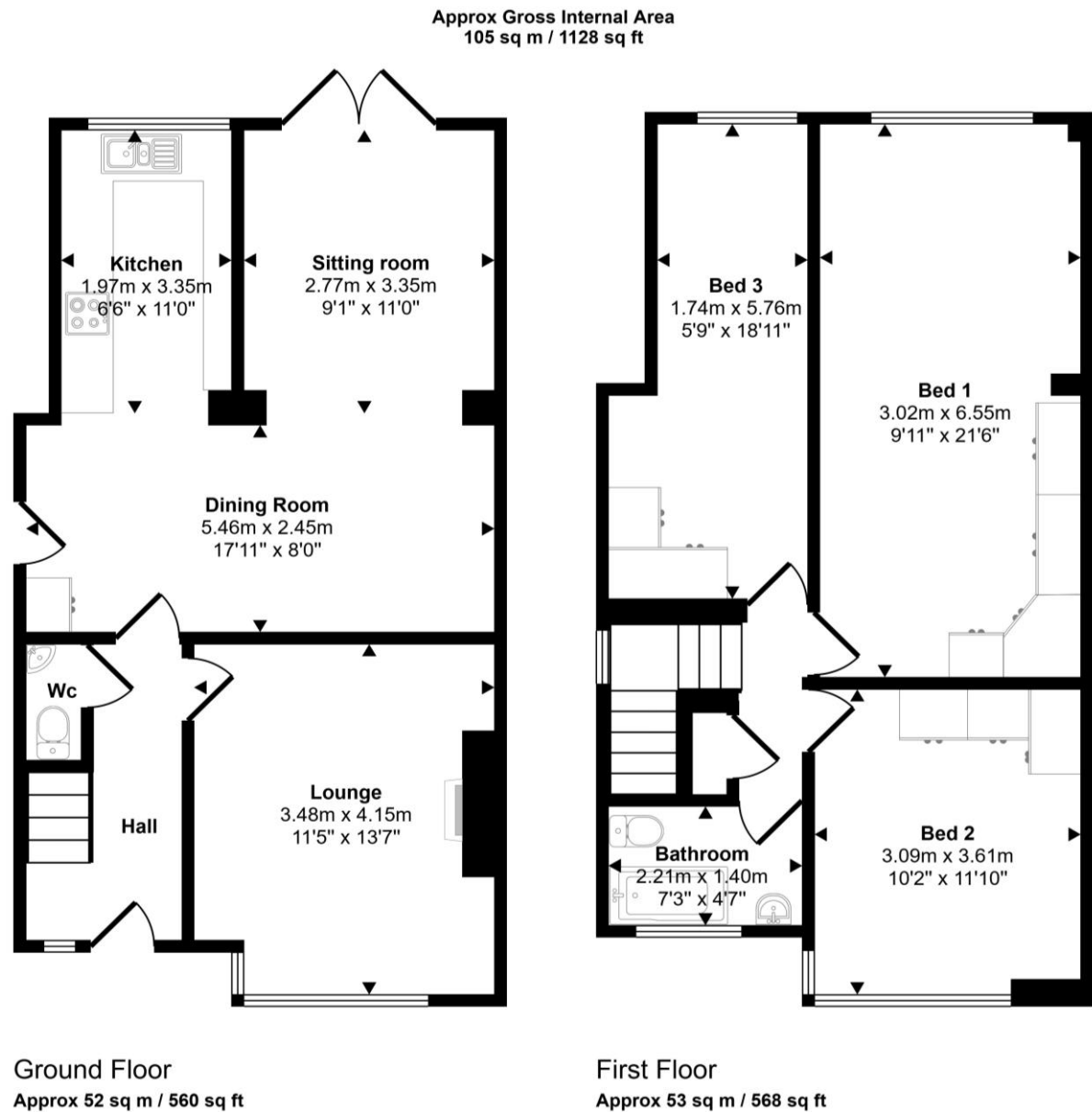
Viewing highly recommended! A most attractive **THREE DOUBLE BEDROOM** semi detached family home affording accommodation which has a substantial two story extension to the rear and which in our opinion will ideally suit the growing family. The bright and airy rooms are gas centrally heated, cavity wall insulated and double glazed helping to give the property a very respectable C energy rating. Ground floor rooms include a welcoming hall with a wc off, a front lounge and the extended kitchen and extended sitting/dining room are open to each other, perfect for todays modern way of living. Stairs from the hall lead to the first floor where the three double bedrooms and the family bathroom with a white suite will be found.



A long driveway provides ample off road parking and leads to a detached brick garage (17'5" x 8'3" internal) with an up and over door, power and light supply. Completing this delightful property is the excellent rear garden which is a good size and has a southerly aspect. Park Drive is convenient for local amenities catering for most of the everyday wants and needs together with a bus service operating into both Stockport and Manchester centres. Heaton Chapel train station is also just a 1.1.mile walk away and there are schools for children of all ages. Freehold. Council tax band D.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



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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