



16 Wittenbury Road, Norris, Stockport, SK4 3LX

JohnMellor



A most attractive four bedroom modern detached family home superbly situated on the popular "Maunders Estate" and benefitting from a super aspect to the front over playing fields. The neatly laid out accommodation is warmed by gas central heating, double glazed and includes a hall with a cloaks/wc off, a good size lounge with a front aspect, a dining room, a conservatory and a kitchen with a useful pantry cupboard off. To the first floor there are four bedrooms and a family bathroom. A driveway provides off road parking and leads to an attached garage. A pull down ladder gives access to a useful loft space with boarding and a light.

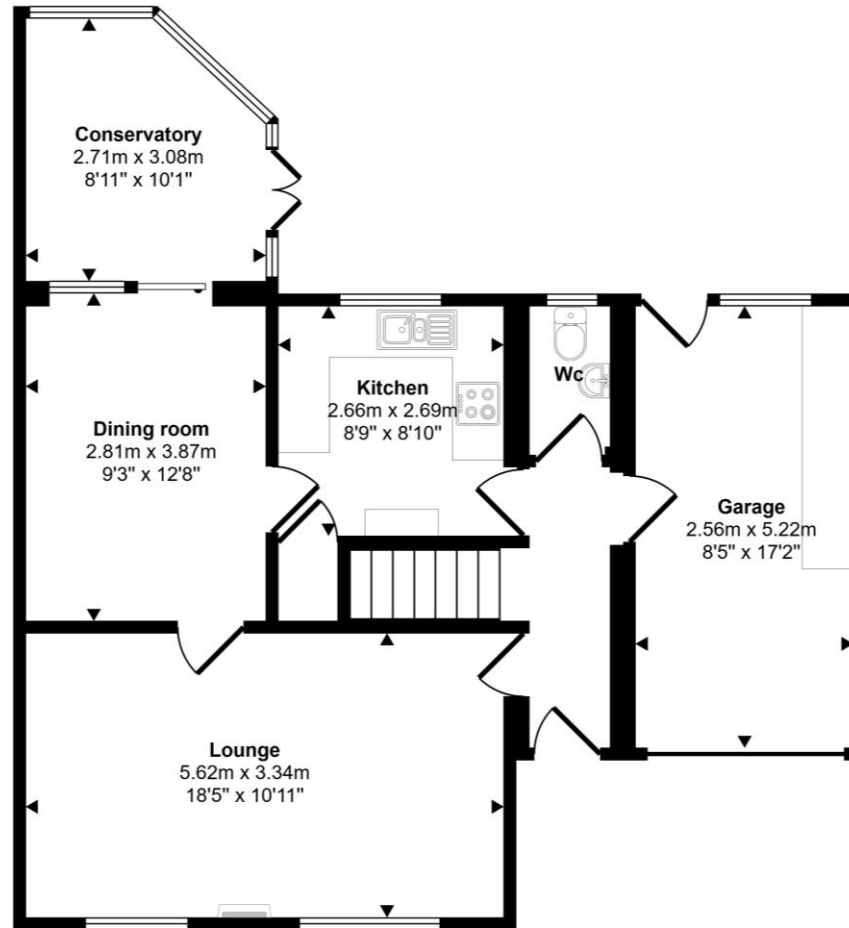


Completing the property are the lawned gardens to the front and rear, the rear of which is an excellent size and is mainly laid to lawn with flower/shrub borders. Wittenbury Road is conveniently located for local shops, bars, restaurants, cafes, sports facilities and excellent schools for children of all ages. For the commuter Heaton Chapel train station is just a 0.9 mile walk away and operates into both Stockport and Manchester centres. Freehold and council tax band E. C Energy rating.

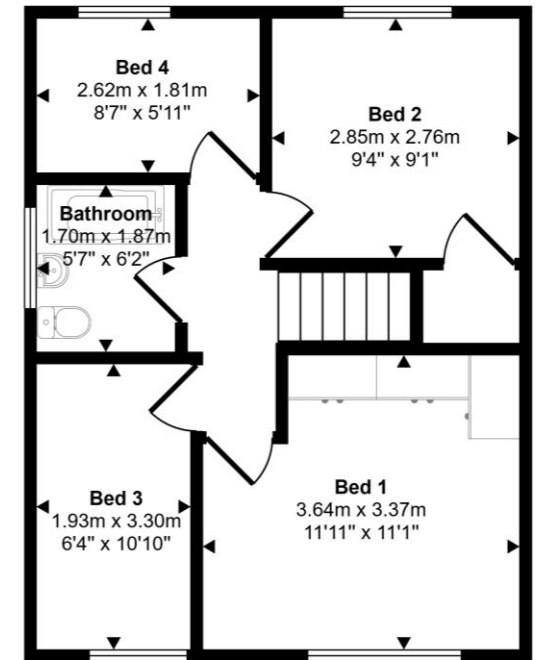


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	72	86
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Approx Gross Internal Area
111 sq m / 1199 sq ft



Ground Floor
Approx 70 sq m / 754 sq ft



First Floor
Approx 41 sq m / 444 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