



54 Norris Hill Drive, Heaton Norris, Stockport, SK4 2NR

JohnMellor



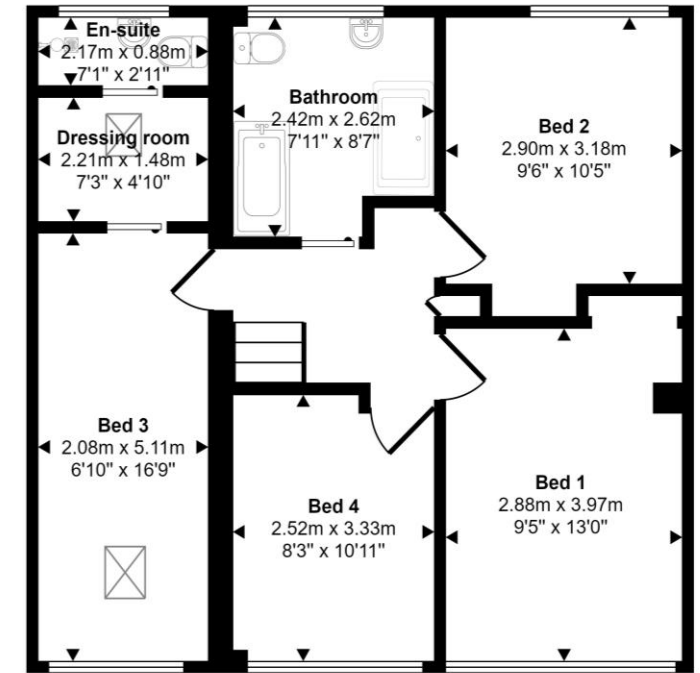
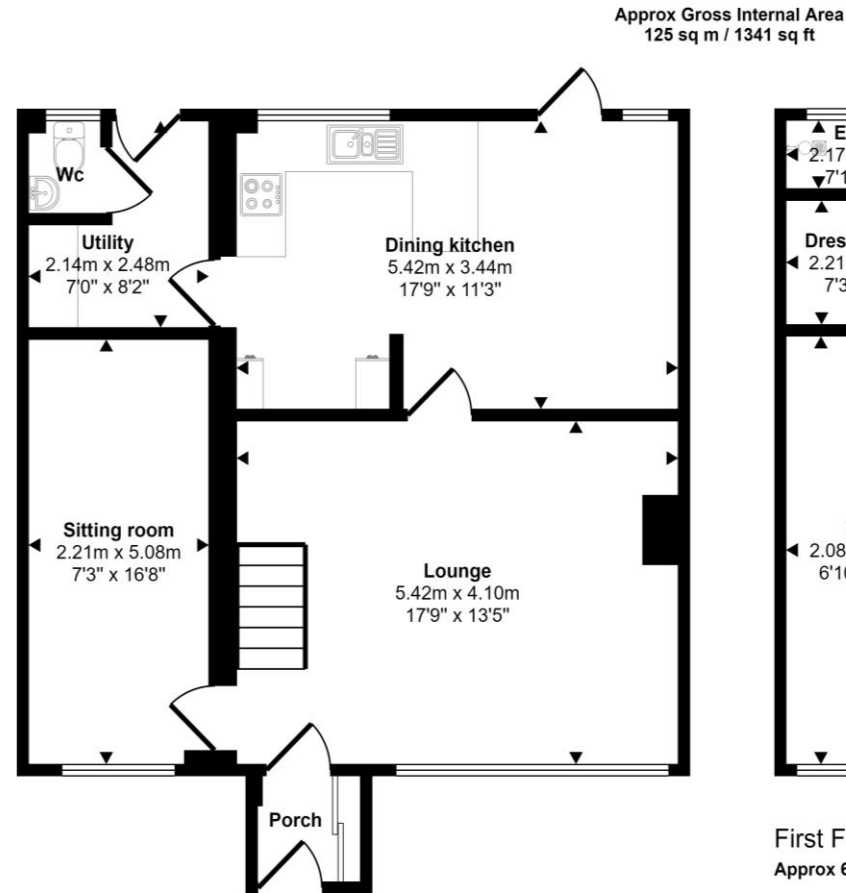
Must be viewed! A beautifully appointed and substantially extended FOUR BEDROOM SEMI DETACHED FAMILY HOME which since purchase in 2007 has undergone a rigorous schedule of improvement and in our opinion is sure to please even the most discerning of buyers. Bright and airy rooms include a good size lounge, a separate sitting room, a delightful dining kitchen and there is a utility room and downstairs wc. Stairs from the lounge lead to the first floor where all four bedrooms (one with a dressing room and en-suite) and the stunning family bathroom will be found.



Naturally the property is gas centrally heated, upvc double glazed and the loft has a pull down ladder and boarding for storage. There is a driveway to the front providing off road parking for two cars and a garage to the rear which is used for storage and can be accessed from Winchester Drive. An enclosed lawned rear garden with patio areas and a westerly aspect complete this impressive home. Norris Hill Drive is superbly situated for local amenities including shops, bars, restaurants, cafes, sports facilities, the boutique Savoy cinema and 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. Council tax band C.



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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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