



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

JohnMellor



A most impressive and handsome four bedroom detached family home occupying an excellent size plot with good size garden areas to three sides together with off road parking to the front and rear, the rear of which leads to a detached brick garage. This unique family home offers incredible potential and whilst the accommodation is in need of updating all the ingredients are there for a purchaser to carry out improvements to their own taste and requirements. Ground floor rooms include a welcoming hall with a cloaks/wc off, there are three reception rooms, a kitchen and a utility room. Stairs from the hall lead to the first floor where the four bedrooms and the bathrooms with a separate wc will be found.

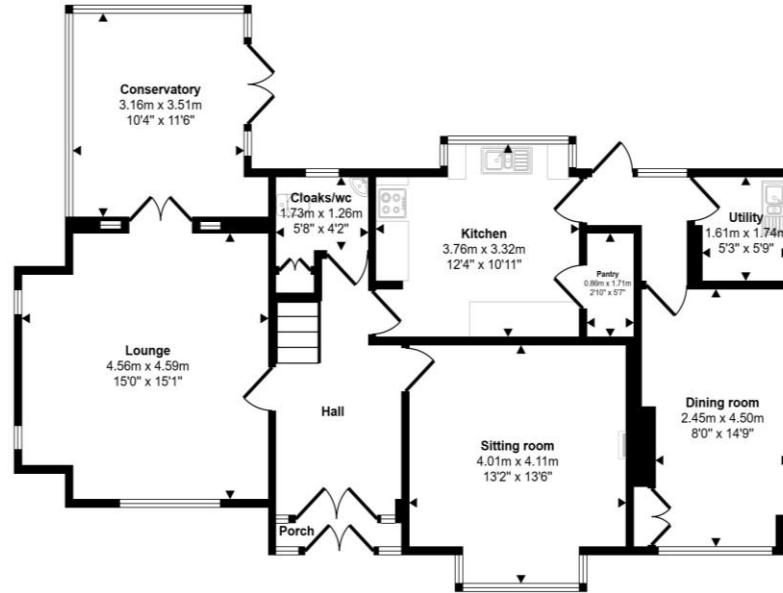


Double glazing is installed and the property is warmed by a gas central heating system. Thornhill Road is conveniently located for local amenities catering for most of the everyday wants and needs together with local schools for children of all ages and the regions motorway network is at the bottom of Didsbury Road serving the whole of the North West and beyond. The East Didsbury Metrolink is also only a 1.1 mile walk away and operates into Manchester City centre. Freehold. Council tax band F. No chain involved!

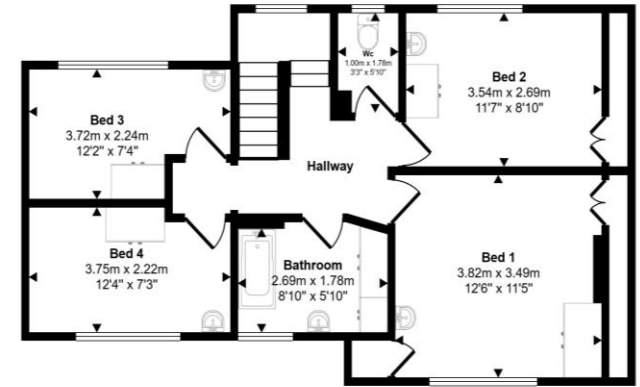


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient – lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient – higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Approx Gross Internal Area
158 sq m / 1699 sq ft



Ground Floor
Approx 97 sq m / 1041 sq ft



First Floor
Approx 61 sq m / 658 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