



## 4 Meltham Close, Heaton Mersey, Stockport, SK4 3BD

Offers Over £420,000

- Exceptionally Well Presented Throughout
- Modern Fitted Kitchen with SEVEN ring Range
- Off Road Parking to the Front
- Four Bedroom Semi Detached
- Handy Utility Room
- Enclosed Southerly Facing Rear Garden
- Open Plan Living/Family/Dining Kitchen
- Modern Bathroom with Four Piece Suite
- Full Width Bi and Tri Folding doors

# 4 Meltham Close, Stockport SK4 3BD

Four Bedroom Semi Detached Family Home. Well Presented Throughout. Open Plan Family/Dining/Kitchen. Full Width Bi and Tri Folding Doors. Kitchen with a Good Range of Modern Units. Range with Seven Ring Hob, Double Oven and Grill. Modern Four Piece Bathroom. Southerly Facing Enclosed Rear Garden. Off Road Parking. Convenient Location



Council Tax Band: C



Joules are privileged to bring to the market this much improved four bedroom semi detached home. Offering well presented family sized accommodation the property briefly comprises: Canopied entrance, reception hallway, open plan lounge/family/dining room with full width bi-folding doors with the ability of being able to open one single door, fully fitted kitchen with a good range of coordinating units, large Range cooker with seven ring hob, double oven and grill, open to dining area, handy separate utility room. Venturing upstairs you will find a spacious landing, three bedrooms and a modern refitted four piece bathroom. A further staircase leads to the second floor and the fourth bedroom. Outside off road parking is provided to the front front whilst to the rear is a Southerly facing fully enclosed rear garden which for easy maintenance is laid with Astro turf.

This property must be viewed to fully appreciate everything this delightful home has to offer.

#### Entrance

Canopied entrance, PVC entrance door, double glazed panels to side.

#### Entrance Hall

9'7" x 8'7"

Laminated flooring, central heating radiator, stairs to the first floor, handy understairs storage cupboard, double doors giving access to the lounge/family room.

#### Lounge/Family Room

18'8" x 17'3" max

'L' shaped Room 18'8" to 8'0" x 17'3" to 10'1"

Well presented and tastefully decorated open plan lounge/family room, dining and kitchen.

Laminated flooring, three vertical central heating radiators, full width tri-folding and bi-folding doors with an option to open a singular door overlooking and giving access to the rear garden. Open to the dining area.

#### Dining Kitchen

25'0" x 7'7" max

Open from the lounge/family room.

Dining area with central heating radiator, laminated flooring continued from the lounge and continued in to the kitchen.

Kitchen which is comprehensively fitted with a good range of modern co-ordinated and soft closing base, drawer and eye level units. Single drainer stainless steel sink unit with mixer tap. Feature New World seven ring gas hob with double oven and grill, stainless steel splashback and double width extractor hood over. Integrated dishwasher and American style fridge/freezer. Laminated granite effect work surfaces and upstands. Inset downlights, double glazed window to the side elevation. Door to utility.

#### Utility

7'7" x 4'7"

Plumbed and access for an automatic washing machine. Wall mounted Glow-worm boiler. Gas and electric meters, consumer unit. Work surface.

#### First Floor

##### Stairs and Landing

Stairs to first floor, spacious landing with door to large storage cupboard. Doors to all first floor bedrooms. Turned staircase to the second floor.

##### Bathroom

8'1" x 8'0"

Spacious bathroom, refitted with modern four piece suite comprising: Vanity unit with low level WC and wash hand basin with mixer tap, panelled bath with side mounted mixer tap, separate shower with fixed rainhead shower and attachment. Attractive tiled walls and floor, heated towel radiator, two double glazed obscure glass windows, extractor fan, downlighting.

##### Bedroom

14'1" x 9'1"

Good sized double bedroom, two double glazed windows to the front elevation. Central heating radiator, door to walk in wardrobe with clothes aging rail and shelf.

#### Bedroom

12'0" x 5'6"

Further good sized bedroom. Double glazed window overlooking the rear garden, central heating radiator.

#### Bedroom

11'0" x 6'6"

Good sized third bedroom, double glazed window overlooking the rear garden, central heating radiator, door giving access to large understairs storage cupboard.

#### Stairs and Landing

Turned staircase to the second floor, double glazed roof window. Door to bedroom four.

#### Second Floor

#### Bedroom

14'4" x 13'2" max

Large bedroom, two double glazed roof windows. Doors to eave storage, central heating radiator (restricted head height to eaves).

#### Outside

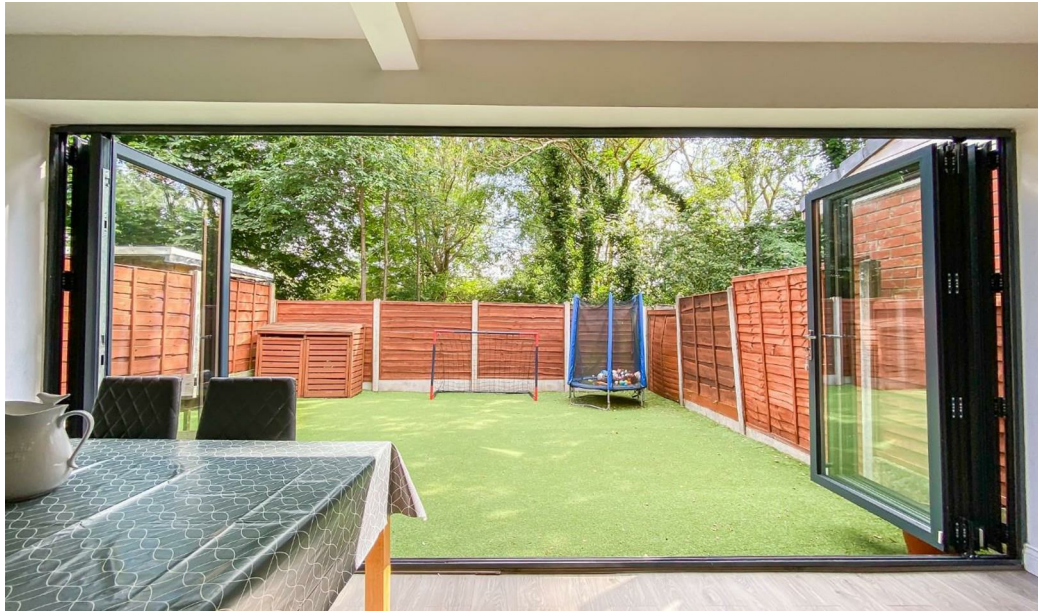
#### Front

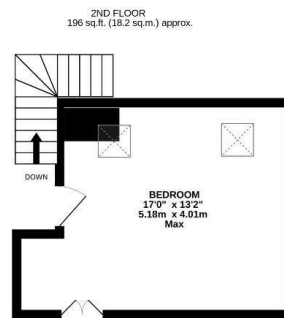
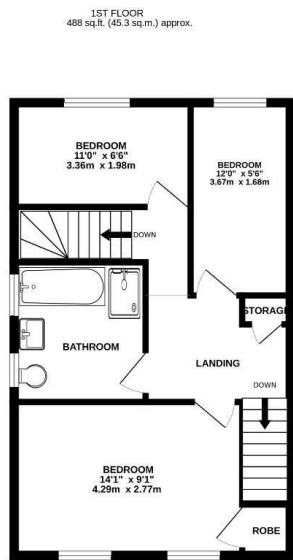
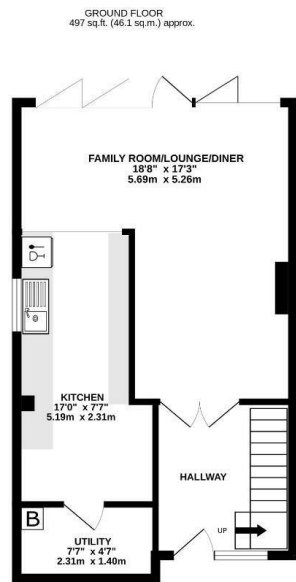
Open plan driveway providing ample off road parking, pathway around the side giving access to the rear garden. Access to the Garage/Storage Area.

#### Rear Garden

Pleasant, Southerly facing fully enclosed rear garden, astro turfed for easy maintenance, fenced boundaries.

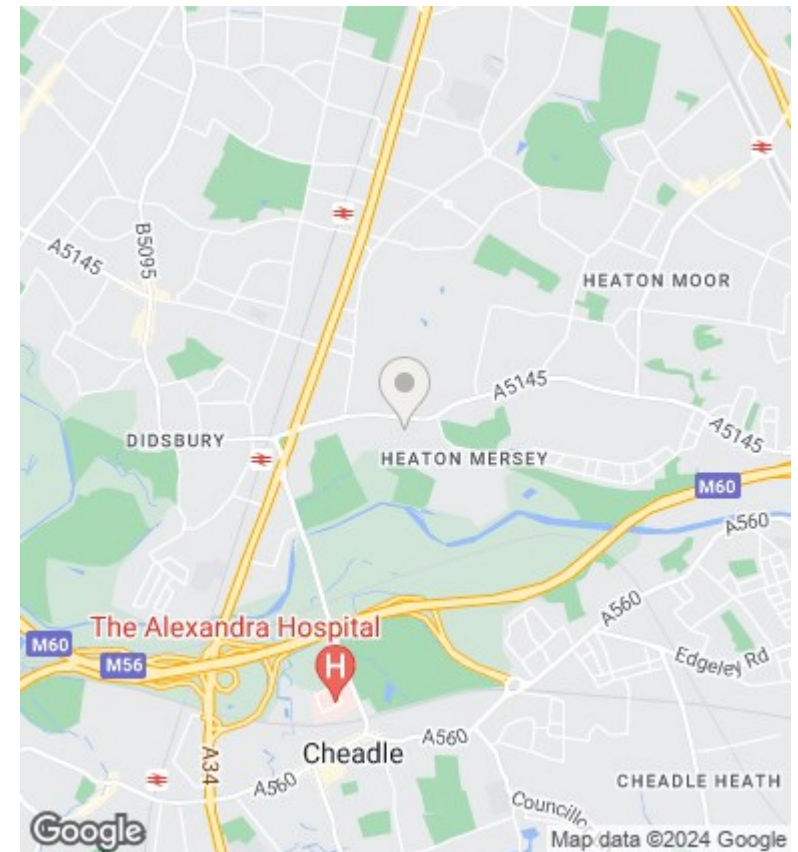






TOTAL FLOOR AREA : 1181 sq.ft. (109.7 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

## Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	