

RESIDE

STOCKPORT

Plot 2.07 Stanbank Street

Heaton Norris, Stockport, SK4 1PX

Asking Price £395,000

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Be among the first to step inside the stunning new show home at Empress Court, Heaton Norris.
With 6 of the 9 homes already reserved ahead of the show home opening, demand has been exceptionally strong.

Now, just three beautifully designed three-bedroom townhouses remain:

Plot 7 – £395,000
Plot 8 – £375,000
Plot 9 – £385,000

Each home has been thoughtfully designed for modern family living, featuring a contemporary open-plan kitchen and dining space, spacious living room with bi-fold doors opening onto a private garden, three double bedrooms, and a principal bedroom with en-suite. Each property also benefits from driveway parking.

Set in the popular residential area of Heaton Norris, Empress Court is ideally positioned close to Stockport town centre, excellent local schools, transport links and the beautiful Reddish Vale Country Park.

The show home is now open and viewings are strictly by appointment. With only three homes remaining, early viewing is highly recommended.







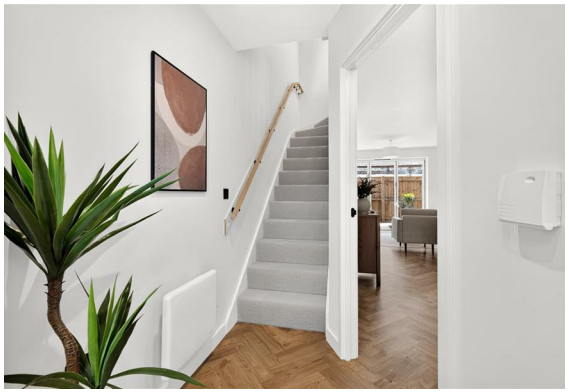


















The Tour

Beginning with an entrance hall, the open plan kitchen and dining space sits to the front of the property. Built-in appliances and cleverly arranged worktops ensure mealtimes are seamless and sociable.

Through to the back of the property is the living area, with bifold doors leading straight out to your patio and lawned garden, ideal for inside / outside living throughout the seasons. With a downstairs WC under the stairs too, the ground floor is undoubtedly the hub of the home.

The first floor features two equally sized double bedrooms, sharing the family bathroom off the landing, whilst the second floor contains the principal bedroom with en-suite shower room. Additional storage space has been created under the eaves, so you can keep your living space de-cluttered.

The Location

Empress Court sits just off Manchester Road, north of Stockport. Within easy reach of the A6, M60 and Heaton Norris station, it's ideal for commuters, whilst the proximity to local schools as well as playgrounds and the Reddish Vale Country Park make it perfect for families or those wanting the balance of city living and leisure opportunities.

The Developer

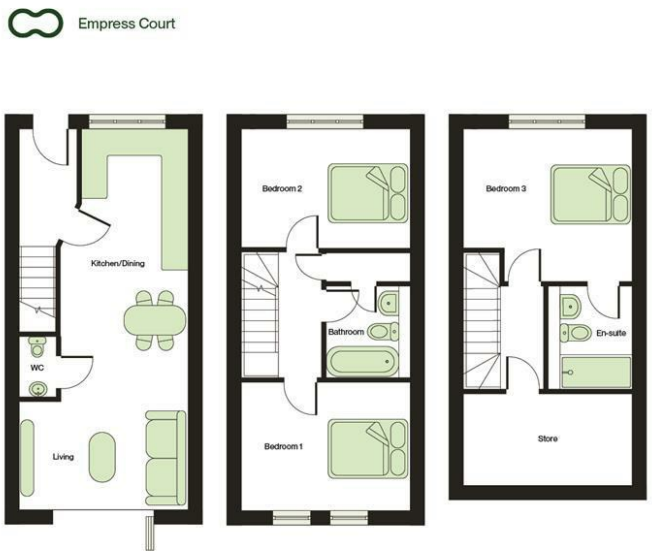
Views - is a passionate, design-conscious developer with an obsessive attention to detail. We're dedicated to building beautiful properties that work for the people who call them home, in locations that provide opportunities for all walks of life.

Additional Information

Freehold
Estate charge £410 per annum

- Show home available
- 9 x three bedroom townhouses
- Completion due Summer 2026
- Three Bedrooms
- Two Bathrooms
- Private Driveway
- Bifold doors to rear garden
- Superb Speciffication
- Just 2 plots remaining
- EPC rating TBC

Floor Plan



For illustrative purposes only - not to scale.

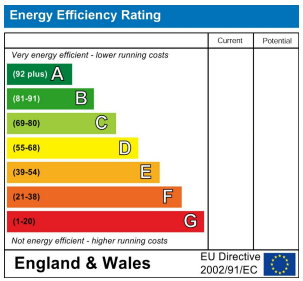
GROUND FLOOR	FIRST FLOOR	SECOND FLOOR
Kitchen / Dining 3.00 x 6.39m	**Bedroom 1** 3.95 x 2.99m	**Bedroom 3** 3.95 x 3.57m
Living 3.95 x 2.52m	**Bedroom 2** 3.95 x 2.77m	**En-suite** 1.95 x 2.40m
	Bathroom 1.95 x 2.12m	**Store** 3.95 x 2.20m

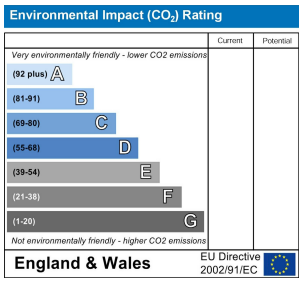
Total GIA
103.65m²

Area Map



Energy Efficiency Graph





Viewing

Please contact our Reside Stockport Office on 0161 808 0660
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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