



99 Crescent Park, Heaton Norris, Stockport, SK4 2JD

JohnMellor



A modern three bedroom semi detached family home situated in a highly desirable and much sought after residential area and affording a good size plot with a long driveway, detached garage and an excellent garden. The accommodation is in need of some updating but does benefit from a gas central heating system and upvc double glazing. Bright and airy ground floor rooms include a porch, an entrance hall, two reception rooms and a kitchen. Stairs from the hall lead to the first floor where the three bedrooms and the family bathroom will be found.

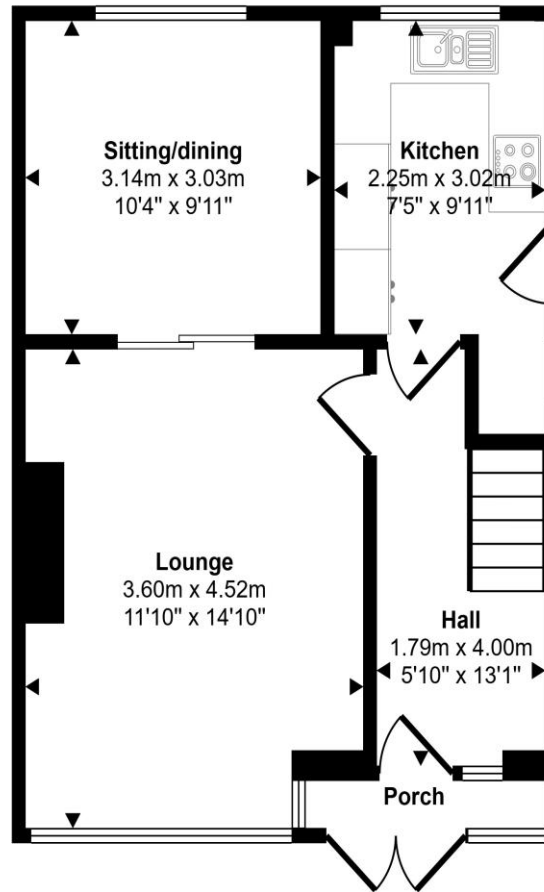


In terms of location it is perfect for families with the park being literally steps away. The house is also prime for extending, subject to the usual permissions. Crescent Park is also convenient for additional local amenities catering for most of the everyday wants and needs together with a bus service operating into both Stockport and Manchester centres. Heaton Chapel train station is also just a 1.2 mile walk away and there are schools for children of all ages. Freehold. Council tax band C.

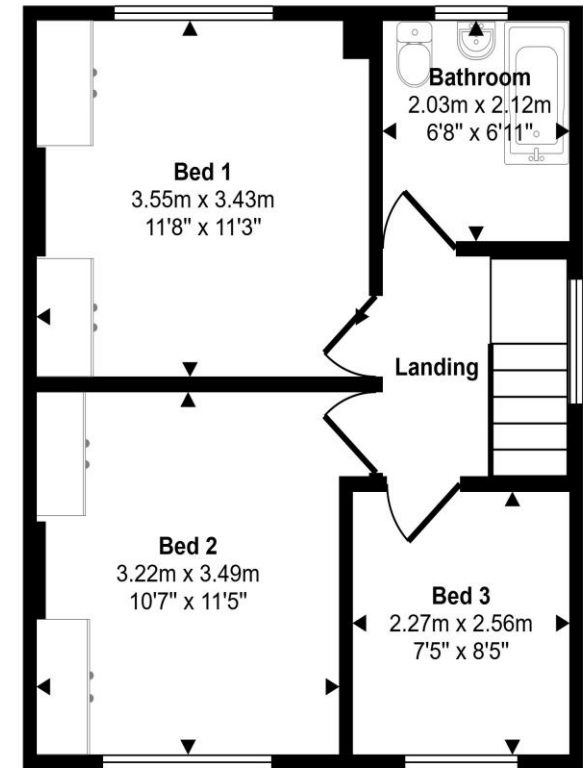


Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
82 sq m / 887 sq ft



Ground Floor
Approx 42 sq m / 454 sq ft



First Floor
Approx 40 sq m / 433 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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