

64 Norcross Close, Stockport, SK2 5NH

Offers Over £225,000

If you're looking for a home that's ready to move straight into, in a really convenient location, this one's well worth a look. This superbly presented three bedroom mews home sits just a mile from Stepping Hill Hospital, and two miles from Hazel Grove, making it a great choice for a whole range of buyers - from first time buyers to families or professionals needing easy access to local amenities.

Located on an established estate, the property has been clearly well cared for and offers a clean, modern feel throughout. It's one of those homes where you can walk in and feel settled straight away, without having to worry about doing any immediate work.

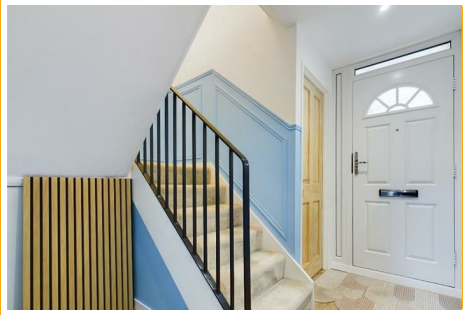
Step inside and you're welcomed by an entrance hall, with a useful downstairs WC just off to one side. The kitchen sits to the front and is modern and stylish, with plenty of space. To the rear, the lounge/dining room is a great size - there is plenty of room for both relaxing and entertaining, and with double doors leading out to the rear garden it's a great layout for families.

Upstairs, there are three well proportioned bedrooms along with a modern shower room.

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Hallway

Stairs to first floor. Access to under stairs storage cupboard. Door to Kitchen. Door to lounge, Door to:

WC

Window to side elevation. WC. Hand wash basin. Heated towel rail. Ceiling light.

Lounge/ Diner

22'0" x 10'9" (6.71m x 3.28m)

Window to rear elevation. Double doors to rear garden. Radiator. Ceiling light.

Kitchen

11'5" x 10'8" (3.47m x 3.25m)

Fitted with matching range of base and eye level units with coordinating worktops over. Sink with mixer tap. Fridge freezer. Plumbed for automatic washing machine. Built in electric oven with four ring gas hob over. Down lights to ceiling. Window to front elevation.

Stairs and Landing

Doors to all bedrooms and family bathroom.

Bedroom One

6'7" x 10'9" (2.00m x 3.28m)

Window to rear elevation. Ceiling light. Radiator. Built in storage.

Bedroom Two

9'7" x 14'1" (2.93m x 4.29m)

Window to rear elevation. Ceiling light. Radiator. Built in storage.

Bedroom Three

9'7" x 7'4" (2.93m x 2.24m)

A single bedroom with window to front elevation. Single radiator. Ceiling light.

Bathroom

Fitted with three piece suite comprising of walk in shower cubicle with mains fed shower over, hand wash basin, and WC. Heated towel rail. Ceiling light. Window to front elevation.

Outside and Gardens

Small front yard with storage shed. Private enclosed rear garden mainly laid to lawn.

Additional Information

Tenure: Freehold

EPC Rating: B

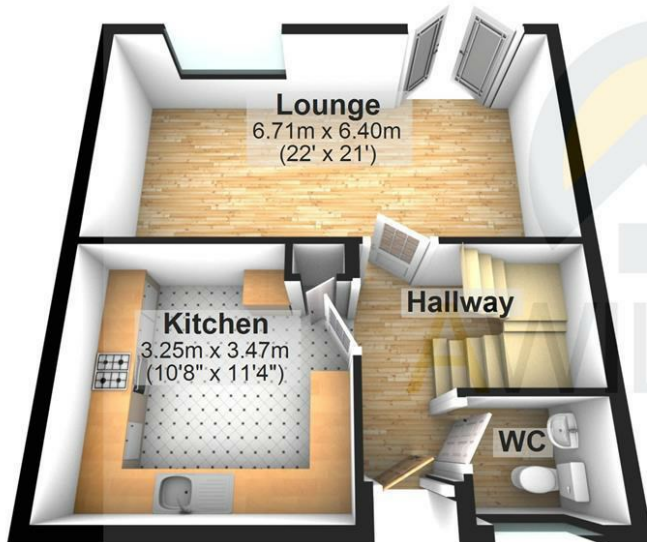
Council Tax Band: A





Ground Floor

Approx. 41.5 sq. metres (446.7 sq. feet)



First Floor

Approx. 46.5 sq. metres (500.8 sq. feet)



Total area: approx. 88.0 sq. metres (947.4 sq. feet)

Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		83	86	England & Wales			
		EU Directive 2002/91/EC				EU Directive 2002/91/EC	

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