



4 Elmtree Drive, Heaton Norris, Stockport, SK4 2HW

Offers In Excess Of £300,000

- CORNER LOCATION
- OPEN PLAN LOUNGE
- GOOD SIZED REAR GARDEN
- AMPLE OFF ROAD PARKING
- GAS CENTRAL HEATING
- POPULAR LOCATION
- MODERN BATHROOM
- DOUBLE GLAZED WINDOWS

4 Elmtree Drive, Stockport SK4 2HW

Three Bedroom Semi. Large Plot with Lawned Good Sized Rear Garden. Block Paved Driveway Providing Off Road Parking. Convenient For M60 Motorway Access. Double Glazed Windows and French Doors To Rear Garden.



Council Tax Band: C



Joules bring to the market this three bedroom semi detached family home, situated within a good sized plot offering a large garden and ample off road parking provided by the side driveway.

The property briefly comprises: Canopied entrance, spacious lounge, and dining kitchen, upstairs are two double and a good sized single bedroom along with a refitted bathroom with bath and separate shower cubicle.

Outside to the front is a lawned area, block paved driveway and a lawned rear garden.

Entrance

Canopied entrance, entrance door with stained and leaded glass panel. Double glazed windows with obscure glass to either side of the entrance door.

Lounge

17'7" x 15'8"

Maximum measurements (into bay).

Open straight to the lounge area. Double glazed bay window to the front elevation, double glazed window to the side elevation, stairs to first floor with open balustrade, door to understairs storage. Two central heating radiators, laminated flooring, door to dining kitchen

Understairs Storage

Handy understairs storage housing Valliant boiler. Door to side giving access to the driveway

Dining Kitchen

17'7" x 9'9"

Knocked through room. Kitchen area with a range of white units. White bowl and a half single drainer sink unit with mixer tap, cupboard below, further base and eye level units. Slot in electric cooker, work surfaces with tiled splashbacks. Plumbed and access for an automatic washing machine and a dishwasher (not included in sale) Space for a tumble dryer and a fridge/freezer (not included in sale). Central heating radiator. Large double glazed window overlooking the rear garden, further double glazed window to the side elevation and double glazed French doors opening on to the rear garden. Tiled floor, panelled ceiling

First Floor

Stairs and Landing

Open balustrade to stairwell, dado rail, two double glazed windows to the side elevation, loft access hatch, doors to all first floor rooms.

Bedroom One

13'7" x 10'4" max

Maximum measurements into bay.

Double glazed bay window to the front elevation, central heating radiator, laminated floor. Ceiling light with fan

Bedroom Two

13'0" x 10'4" max

Maximum measurements.

Double glazed window overlooking the rear garden, central heating

radiator. Ceiling light with fan

Bedroom Three

7'4" x 7'4"

Good sized single bedroom, double glazed window overlooking the rear garden, central heating radiator. Ceiling light with fan

Bathroom

Modern three piece suite in white comprising: Panelled bath with side mixer, pedestal wash hand basin with mixer tap, corner shower cubicle. Fully tiled walls and floor, central heating radiator, double glazed window with obscure glass to the front elevation

Separate WC

Low level WC, double glazed window with obscure glass to the side elevation

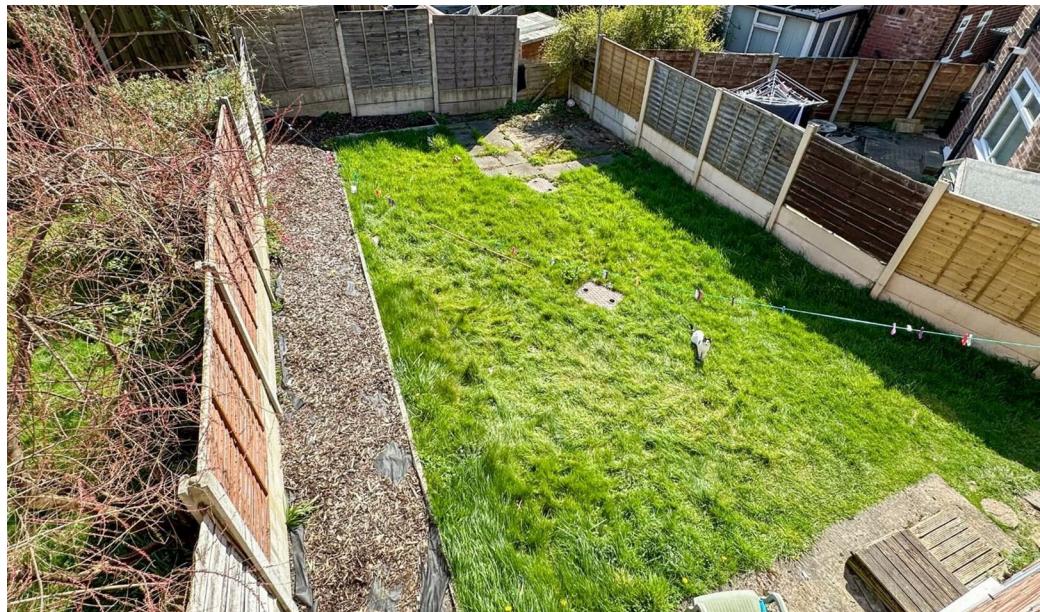
Outside

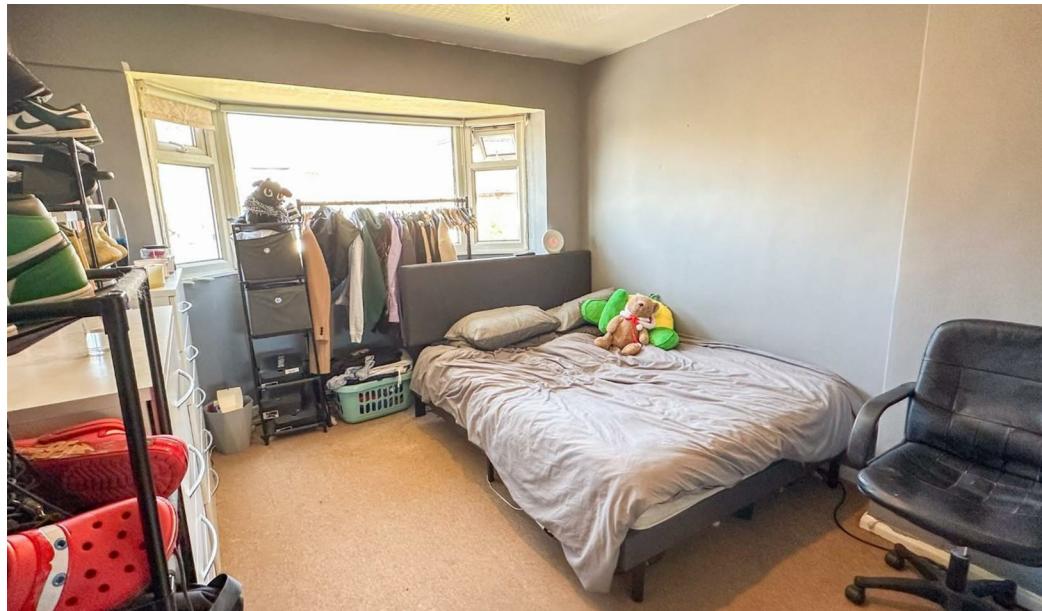
Front Garden and Side

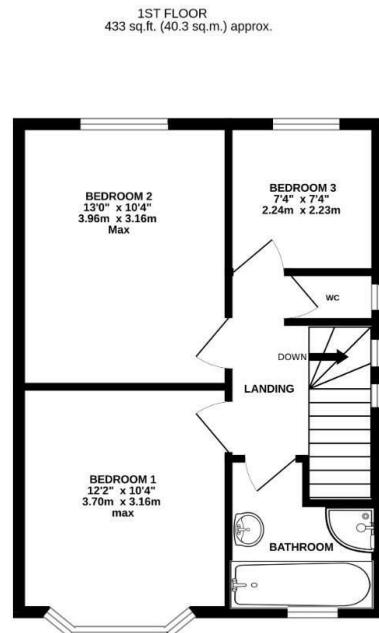
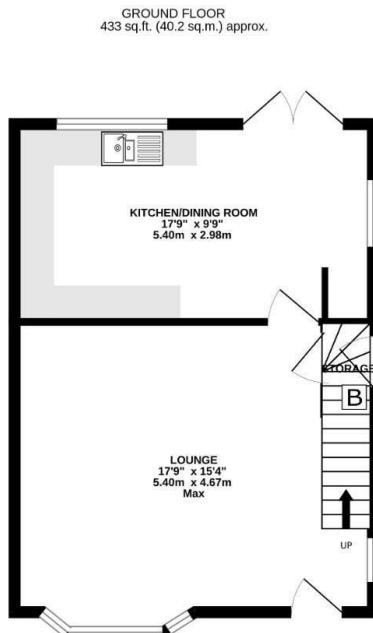
Lawned front garden area with flower beds to borders. Block paved path and extensive driveway providing ample off road parking, open to rear garden

Rear Garden

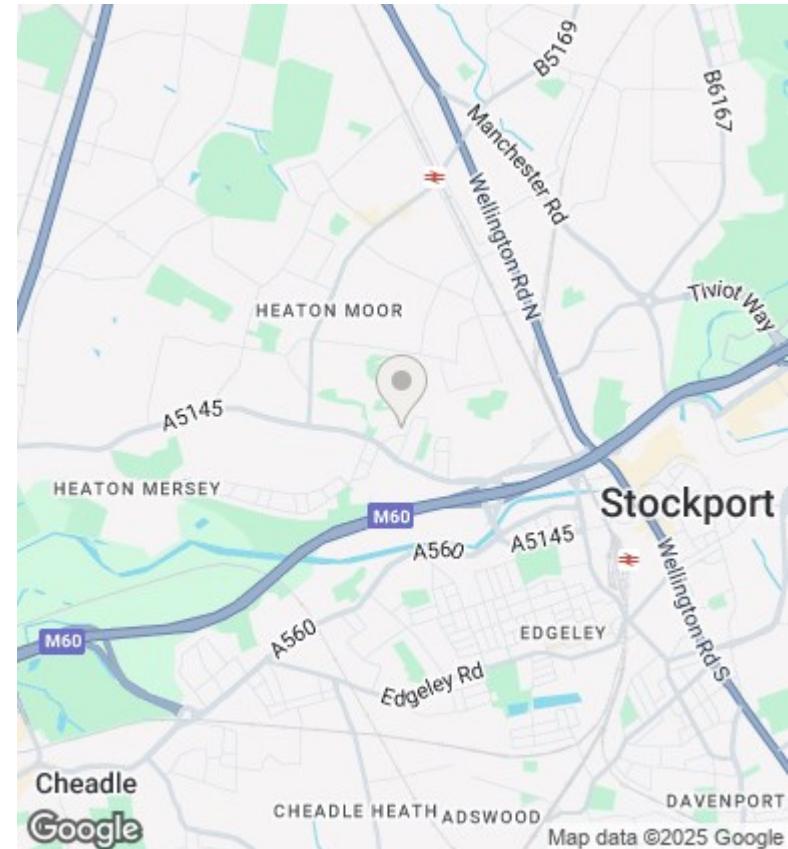
Predominantly lawned rear garden with bark topped beds to borders. Fenced boundaries. Paved patio area. Outside tap







TOTAL FLOOR AREA : 866 sq.ft. (80.4 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 inaccuracy. All floor plans are illustrative only and should not be taken as an exact guide by 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
Very energy efficient - lower running costs (92 plus)	A	84
(81-91)	B	
(69-80)	C	
(55-68)	D	56
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC