



**22 Lodge Court, Heaton Mersey, Stockport, SK4 3HZ**

**Offers Over £350,000**

- Deceptively Spacious and Well Presented
- Modern Fitted Quality Fitted Dining Kitchen
- Attractive Shower Room and Cloakroom
- Pleasant Enclosed Rear Garden
- Family Sized Accommodation Over 4 Levels
- Four Double Bedrooms
- Block Paved Drive Providing Off Road Parking
- Sought After Location

# 22 Lodge Court, Stockport SK4 3HZ

Attractive Town House Offering 4 Double Bedrooms. Spacious Quality Fitted Dining Kitchen. Highly Sought After Location. Wrapped Grey Double Glazing. Modern Shower Room and Cloakroom. Pleasant Enclosed Rear Garden. Off Road Parking. Must Be Viewed!



Council Tax Band: C



Joules are pleased to bring to the market this well presented and much improved deceptively spacious town house with accommodation set over four floors. Offering four bedrooms, with the top floor bedroom formally being two bedrooms that has been knocked into one large principal bedroom. The family sized accommodation starting from the ground floor briefly comprises: Entrance Porch, hallway, bedroom, a few steps up lead to a further bedroom and cloakroom. More steps take you to the spacious family dining kitchen with a range of quality fitted units and space for a table and chairs, Steps to the lounge a few steps up to the former master bedroom, and the final steps take you to the top floor with a refitted shower room and the aforementioned principal bedroom.

Outside there is off road parking to the front and to the rear is a very pleasant well stocked garden with shaped decking and decorative loose gravel areas along with a pull-out awning attached to the rear elevation.

All in all, this is a great sized home in a much sought after location being close to excellent schools covering all ages, Heaton Mersey is renowned for its convenience along with all the wonderful facilities of village, town and city close to hand . Well positioned to provide easy access to the M60 and M56 motorways and A34 Kingsway along with East Didsbury Metro Station.

Manchester Airport is approximately 20 minutes drive away . This property must be viewed to fully appreciate everything it has to offer.

#### Entrance Porch

Double glazed sliding door and side panel, door to large storage cupboard with shelving. Double glazed door leading to the hallway

#### Hallway

Laminated flooring, large storage cupboard, door to bedroom, steps up to next level

#### Bedroom

16'0" x 8'0"

Good sized room, Double glazed window overlooking the front garden, central heating radiator. Currently used as office/studio

#### Cloakroom

Fitted with a modern two piece suite in white comprising: low level WC, pedestal wash hand basin with mixer tap and tiled splashback. Central heating radiator

#### Bedroom

10'7" x 7'7"

Double glazed window overlooking the rear garden, central heating radiator. Wall mounted shelving

#### Rear Hallway

Double glazed door giving access to the rear garden, laminated flooring, staircase to dining kitchen

#### Dining Kitchen

14'1" x 14'2"

Spacious family dining kitchen with a range of modern quality fitted units with a good range of grey fronted units comprising: Inset circular stainless steel sink unit with mixer tap, cupboard below, further base, drawer and larder storage units. Built in Neff hob with stainless steel chimney style cooker hood over, Delonghi double oven, microwave recess over. Attractive Corian work surfaces, upstands. Breakfast bar area. stainless steel rack shelving and knife holder. Built in cupboard housing boiler. Overhead display lighting. Black column central heating radiator, two double glazed windows to the front elevation, Karndean flooring. Plenty of space for a table and chairs. Open plan steps to lounge

#### Lounge

14'1" x 11'8"

Well presented lounge, double glazed window to the rear elevation, laminated flooring, open plan stairs to bedrooms

#### Bedroom

14'1" x 8'9"

Former main bedroom, large double glazed window to the front elevation, central heating radiator

#### Shower Room

Modern refitted bathroom with white suite

comprising: Low level WC, pedestal wash hand basin with mixer tap and cupboard below, walk in shower housing fixed rainhead shower and hand held attachment. majority tiled walls, tiled floor, mirror fronted bathroom cabinet, chrome radiator, skylight window, loft hatch

#### Bedroom

14'1" x 13'2" max

Large principal bedroom, formally two bedrooms having been knocked to provide one large bedroom. Two double glazed windows to the rear elevation, bank of mirror fronted wardrobes housing clothes rails and shelving. central heating radiator

#### Outside

#### Front Garden

Block paved driveway providing off road parking

#### Rear Garden

Attractively presented rear garden being predominantly decked with shaped pebble decorative areas, Well stocked flower beds with an abundance of plants, flowers and shrubs. Fenced and brick wall boundaries, gate to rear. Feature pull out awning to rear of property.







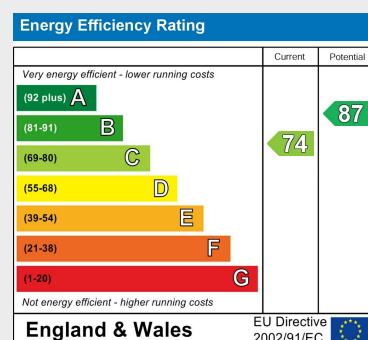
## Directions

## Viewings

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

## EPC Rating:

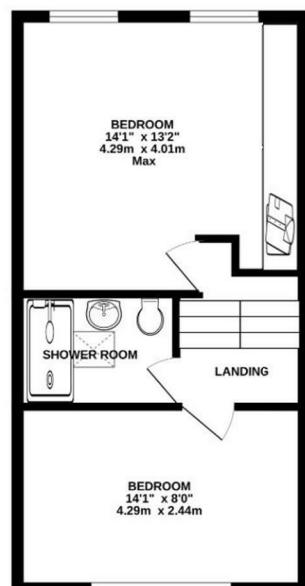
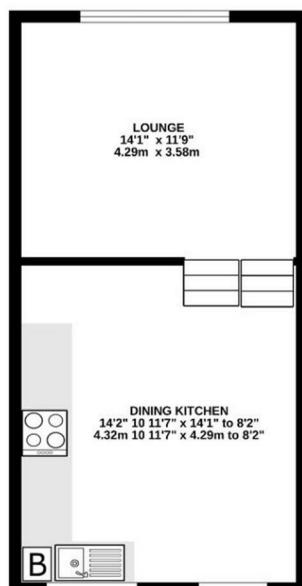
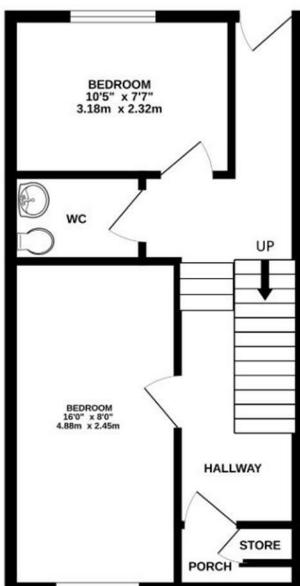
C



GROUND FLOOR  
379 sq.ft. (35.2 sq.m.) approx.

1ST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.

2ND FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 1138 sq.ft. (105.7 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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