



**84 Thornhill Road**

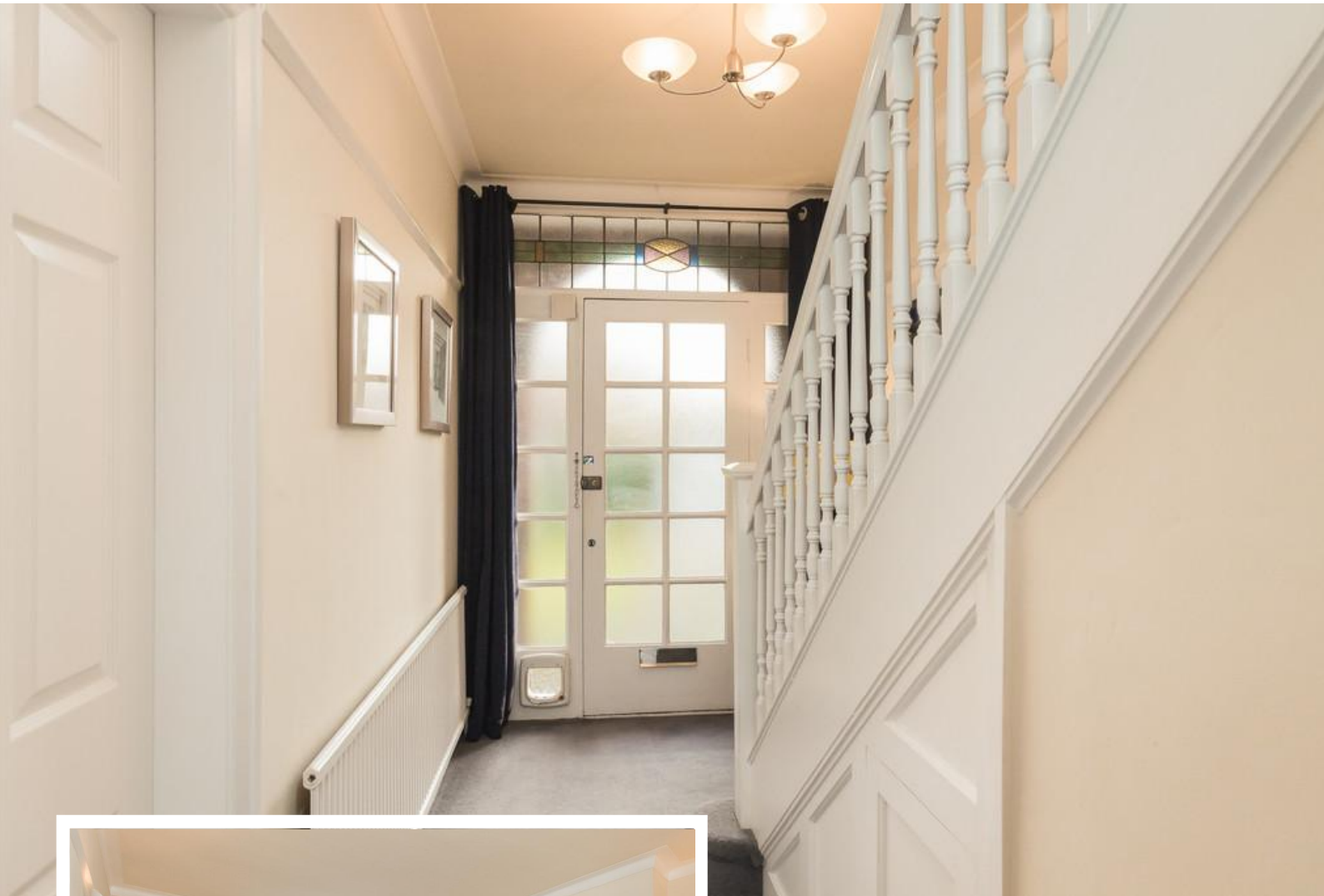
Heaton Mersey, Stockport, SK4 3DH

- STYLISH KITCHEN
- 2 RECEPTION ROOMS
- CONSERVATORY
- IMMACULATE

**Guide Price £430,000**

EPC Rating 'TBC'





## Property Description

### WORK OF HEART

When you have lived in a home for over twenty years, a home of character and charm, a home which is in one of the areas most esteemed locations and you've lovingly improved and nurtured it then it is no surprise it becomes a true work of heart.

Thornhill Road resonates with those in the know and the early beginnings start well with original stained and leaded glass windows paying homage to a distinguished period of British building in the nineteen thirties,. Inside, it's a home that doesn't just flow it wraps itself around you; from the hallway through to the two eye catching entertaining rooms, one interconnected by a generous conservatory to a truly spacious and stylish kitchen.

Upstairs, the happy symmetry continues with a larger than average sized bathroom done to an outstanding standard, a well proportioned third bedroom, two excellent main bedrooms and stairs leading to a rewarding loft space with lighting and Velux window. It is also a very well chosen location with open views from the rear and made more



special too with neat landscaped gardens tucked away behind private fencing.

Heaton Mersey is one of South Manchester's most treasured locations and would surely push for a top position in any SWOT template for best place to live. It is a home where the sum of the parts seem greater than the whole, a whole lotta love we'd say.

## THE ACCOMMODATION COMPRISES

### GROUND FLOOR

#### HALL

15' 3" x 6' 5" (4.65m x 1.96m) Picture rail. British Gas thermostat. Under stairs cupboard housing electric consumer unit and meter. Single panel radiator. Original door and side panels with opaque glass. Fan light with original stained and leaded glass.

#### WC

5' 4" x 2' 7" (1.63m x 0.79m) WC. Wash hand basin with cupboard below. Fitted wall light. Tiled floor. UPVC double glazed window with opaque glass.

#### LOUNGE

13' 10" x 12' 0" (4.22m x 3.66m) TV aerial and telephone point. Feature wall mounted fireplace with living flame gas fire. Picture rail. Fitted wall lights. Single panel radiator. Glazed double doors leading to the conservatory.

#### DINING ROOM

14' 2" x 11' 10" (4.32m x 3.61m) Feature cast iron fireplace with tiled insets and living flame gas fire with tiled hearth. TV aerial and telephone point. Picture rail. Single panel radiator. Original bay window with stained and leaded glass.

#### BREAKFAST KITCHEN

19' 10" x 8' 6" (6.05m x 2.59m) A range of base, wall and drawer units with contrasting worktops and tiled splash backs. Pull out larder unit. 1 1/2 bowl stainless steel sink with mixer tap and drainer. 5 ring gas hob with stainless steel and glass extractor hood. Bosch double oven. Integrated fridge and freezer. Integrated dishwasher. Cupboard and plumbing for automatic washing machine. Cupboard for tumble dryer. Cupboard housing Worcester combi boiler. Tiled floor. Panelled ceiling with inset spotlights. Double panel radiator. Glazed double doors to conservatory. UPVC double glazed bay window, window and patio doors leading on to rear garden.

#### CONSERVATORY

11' 9" x 9' 1" (3.58m x 2.77m) Tiled floor. Double panel radiator. Glazed double doors leading out to rear garden.

### FIRST FLOOR





#### LANDING

8' 6" x 7' 10" (2.59m x 2.39m) Picture rail. Balustrade rail. UPVC double glazed window with opaque glass.

#### BATHROOM

8' 1" x 7' 9" (2.46m x 2.36m) Panelled bath. Corner shower cubicle with mains fed shower with rain fall head and hand attachment. Pedestal wash hand basin with back lit mirror above. Shaver socket. WC. Heated towel radiator. Extractor. Panelled ceiling with inset spotlights. 2 x UPVC double glazed windows with opaque glass.

#### BEDROOM ONE

15' 1" x 8' 7" (4.6m x 2.62m) Measurement is up to fitted wardrobes.

Floor to ceiling fitted wardrobes and cupboards. Picture rail. Fitted wall light. Telephone point. Single panel radiator. Original stained and leaded bay window.



#### BEDROOM TWO

12' 7" x 10' 10" (3.84m x 3.3m) Measurement includes under stairs.

Picture rail and dado rail. Inset spotlights. Double panel radiator. UPVC double glaze window.



#### BEDROOM THREE

10' 0" x 7' 11" (3.05m x 2.41m) Picture rail. Built in wardrobe over the bulk head. Double panel radiator. Original stained and leaded glass window.

#### SECOND FLOOR (ACCESS VIA STAIRCASE)

#### LOFT ROOM

14' 6" x 13' 7" (4.42m x 4.14m) Measurement is into the eaves.

TV aerial and telephone point. Track spotlights. Velux window.

#### EXTERNAL

#### FRONT

Walled front garden with lawn and well stocked borders. Block paved drive with wrought iron gate.

#### SIDE

Substantial block paved driveway with wrought iron double gates leading to the detached garage. Tap.

#### REAR

Attractive, private rear garden with paved patio. Lawn and well stocked borders with a wide variety of plants and shrubs. Paved patio being the garage.





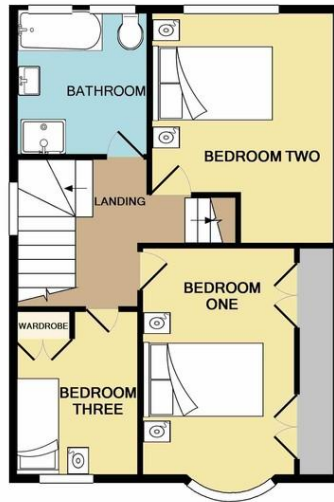
## DETACHED GARAGE

Brick built detached garage with pitched roof. Up and over door. Window. Light and power.

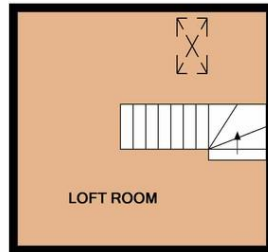




GROUND FLOOR  
APPROX. FLOOR  
AREA 721 SQ.FT.  
(66.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 496 SQ.FT.  
(46.1 SQ.M.)



LOFT ROOM

2ND FLOOR  
APPROX. FLOOR  
AREA 202 SQ.FT.  
(18.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1418 SQ.FT. (131.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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