



20 Thornhill Road

Heaton Mersey, Stockport, SK4 3HJ

- GREAT LOCATION
- SPACIOUS
- CATCHMENT FOR SCHOOLS
- CLOSE TO VILLAGE

Guide Price £399,950

EPC Rating '53'





Property Description

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

12' 9" x 8' 11" (3.89m x 2.72m) Measurement includes stairwell.

Under stairs storage cupboard. Staircase with wood panelling. Alarm control pad. Double panel radiator. UPVC double glazed entrance door with side panels.

LOUNGE

15' 6" x 11' 11" (4.72m x 3.63m) TV aerial point. Fitted wall lights. Double panel radiator. 2 x UPVC double glazed windows and half glazed door to rear garden.

DINING ROOM

13' 11" x 11' 11" (4.24m x 3.63m) Measurement is into chimney breast and bay window.

TV aerial and telephone point. Double panel radiator.



UPVC double glazed bay window.

KITCHEN/BREAKFAST ROOM

22' 7" x 8' 10" (6.88m x 2.69m) A range of base, wall and drawer units with contrasting worktops and tiled splash backs. Gas cooker point. Stainless steel sink unit with mixer tap and drainer. Plumbed for automatic washing machine and space for tumble dryer. Ideal Independent + combi boiler. Double panel radiator. 2 x UPVC double glazed windows. UPVC half double glazed rear entrance door.

FIRST FLOOR

LANDING

16' 2" x 8' 10" (4.93m x 2.69m) Measurement includes stairwell and reduces to 3'1"

Access to loft. UPVC double glazed window.

BATHROOM

6' 10" x 5' 6" (2.08m x 1.68m) Panelled bath with mains fed shower. Pedestal wash hand basin. Extractor. Double panel radiator. UPVC double glazed window with opaque glass.

WC

4' 8" x 2' 7" (1.42m x 0.79m) WC. UPVC double glazed window with opaque glass.



BEDROOM ONE

14' 11" x 11' 11" (4.55m x 3.63m) TV aerial point. Double panel radiator. UPVC double glazed window.

BEDROOM TWO

14' 10" x 11' 11" (4.52m x 3.63m) Measurement is into bay window and chimney breast.

Double panel radiator. UPVC double glazed bay window.

BEDROOM THREE

8' 10" x 7' 6" (2.69m x 2.29m) Double panel radiator. UPVC double glazed window.

EXTERNAL

FRONT

Block paved drive. Walled garden with lawn, plants and shrubs.

SIDE

Double gates. Block paved drive. Tap.

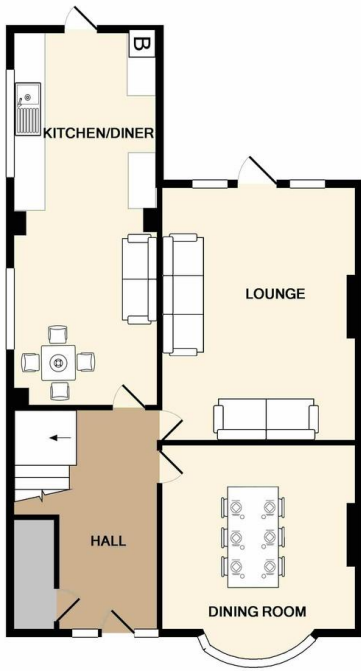
REAR

Block paved patio. Lawn. Various plants and shrubs.

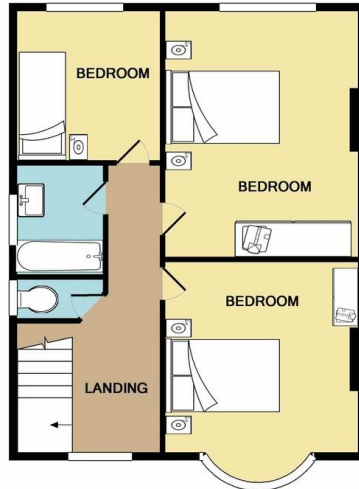








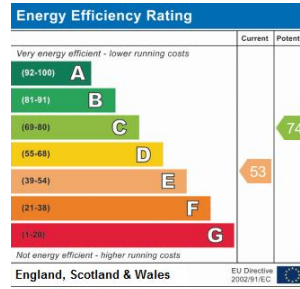
GROUND FLOOR
APPROX. FLOOR
AREA 644 SQ.FT.
(59.8 SQ.M.)



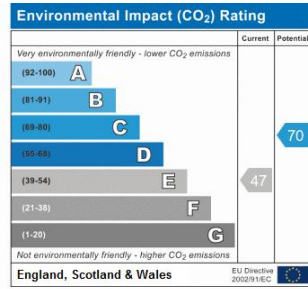
1ST FLOOR
APPROX. FLOOR
AREA 564 SQ.FT.
(52.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1208 SQ.FT. (112.2 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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