



27 Norris Hill Drive, Heaton Norris, Stockport SK4 2NN

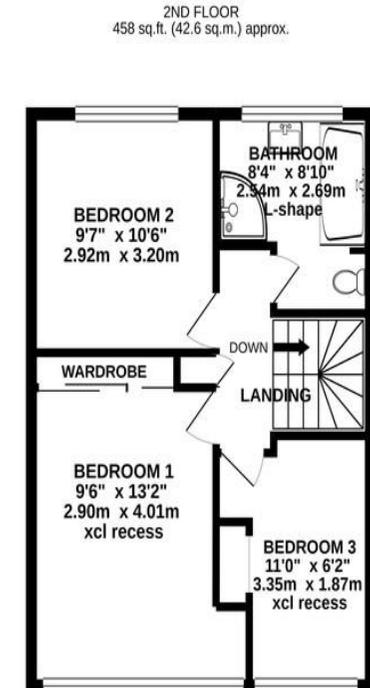
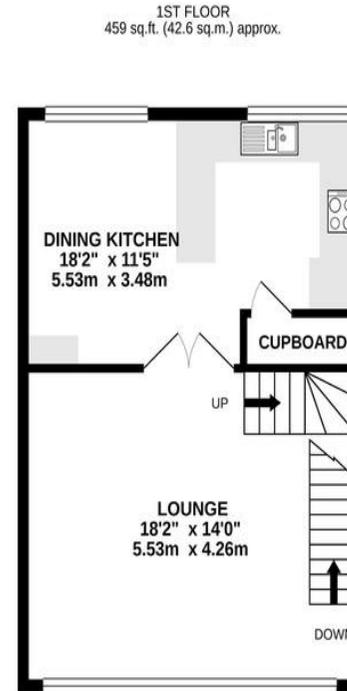
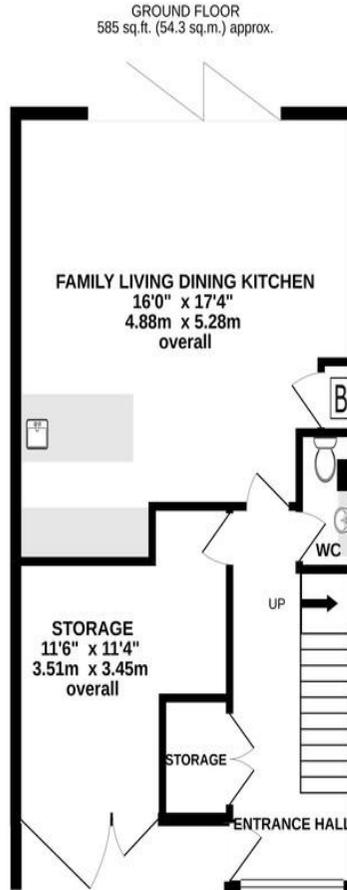
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Simply superb! A truly stunning three storey three bedroom town house which has been skilfully and thoughtfully improved by our vendor to include a beautiful ground floor extension providing an amazing family living dining kitchen with tri-fold doors out on to the south facing rear garden. The bright and airy accommodation is naturally upvc double glazed and the gas central heating system is powered by a Vaillant ecoTec pro 28 boiler fitted in 2020. Even the most discerning of buyers is sure to be impressed the high standard of finish with attention paid to detail such as instant hot water taps to both ground floor and first floor kitchen areas, a delightful open brick finish to one wall of the extension as well as it boasting an underfloor heating system.



In addition to the two refitted kitchens the family bathroom has also been refitted together with the very useful ground floor wc. The old integral garage now serves the purpose of most useful storage and the front driveway provides off road parking completing the property. Norris Hill Drive is convenient for local independent shops, bars, restaurants, cafes, Savoy cinema, sports facilities and schools of high repute. Heaton Chapel train station is just a 0.8 mile walk away with trains operating into both Stockport and Manchester centres. This is a Freehold property.



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TOTAL FLOOR AREA : 1502 sq.ft. (139.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		62	78
England, Scotland & Wales		EU Directive 2002/91/EC	

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