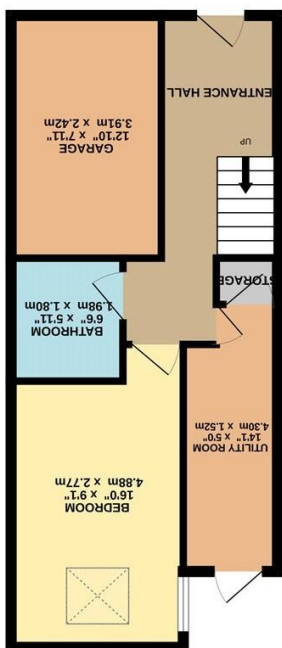


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. In making purchases should not rely on them as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

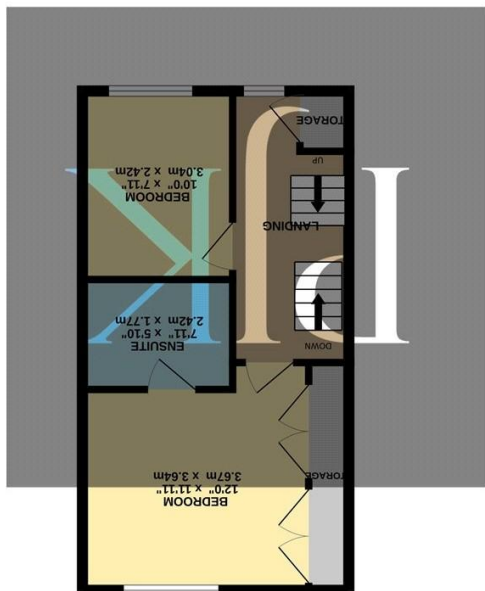
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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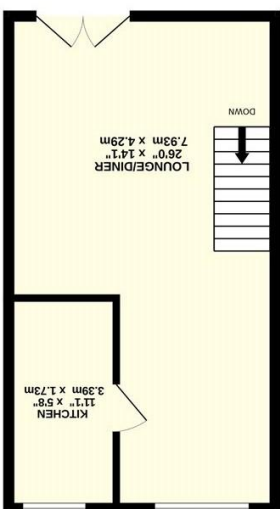
TOTAL FLOOR AREA: 1187 sq.ft. (110.3 sq.m.) approx.



450 sq. ft. (41.8 sq.m.) approx.

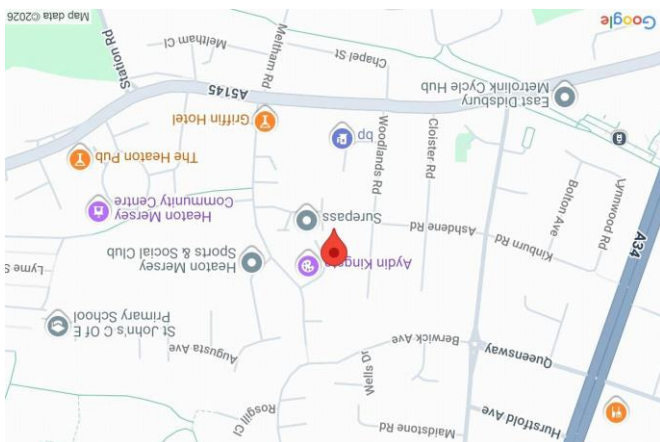


371 sq.ft. (34.5 sq.m.) approx.



366 sq.ft. (34.0 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



PHILIP JAMES
KENNEDY

30 CROSSGATE MEWS

HEATON MERSEY, STOCKPORT, SK4 3AP



OFFERS IN EXCESS OF £365,000

A stylish and beautifully presented three-bedroom townhouse, arranged over three floors and offering well-balanced, versatile accommodation extending to approximately 1,187 sq ft. Ideally located in the heart of Heaton Mersey, this excellent home is within easy reach of local amenities, reputable schools and excellent transport links, making it an ideal purchase for families and professionals alike.

The accommodation begins with a welcoming entrance hallway. To the ground floor is a generous double bedroom, a modern bathroom suite and a useful utility room, providing excellent flexibility for guests, home working or multigenerational living. The garage is located adjacent to the property and is accessed externally.

The first floor reveals two further bedrooms, including an impressive principal bedroom which benefits from a private en-suite bathroom with shower over bath. The additional bedroom is well-proportioned and ideal for a child's room, guest room or home office.

Occupying the top floor is a superb open-plan living and dining space, featuring exposed beams and a Juliet balcony which floods the room with natural light and creates an excellent space for relaxing or entertaining. A separate kitchen is positioned off the living area, providing a practical and well-arranged cooking space.

Externally, the property benefits from a rear garden, ideal for outdoor seating, along with off-road parking to the front, completing this attractive and well-located home.

1187 gross sq ft
Tax Band: D
Freehold (By the time of competition)

"A stylish three-storey townhouse offering flexible living in the heart of Heaton Mersey."

