



366 sq.ft. (34.3 sq.m.) approx.

2ND FLOOR

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

1ST FLOOR

450 sq.ft. (41.6 sq.m.) approx.

GROUND FLOOR





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."

