



## 22 Empress Drive

Heaton Chapel, Stockport, SK4 2RW

- 3 DOUBLE BEDROOMS
- POPULAR LOCATION
- CONSERVATORY
- GARAGE

**Guide Price £240,000**

EPC Rating '66'





## Property Description

### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENCLOSED PORCH

10' 0" x 3' 4" (3.05m x 1.02m) Laminate flooring. Door to integral garage. Double panel radiator. UPVC double glazed window and front door.

##### HALL

10' 0" x 3' 4" (3.05m x 1.02m) Laminate flooring. Double panel radiator. UPVC double front door.

##### LOUNGE / DINING ROOM

20' 7" x 11' 0" (6.27m x 3.35m) TV aerial point. Feature fireplace with living flame effect electric fire. Under stairs storage cupboard with light point. Double panel radiator. UPVC double glazed window and sliding patio doors.

##### CONSERVATORY

12' 3" x 6' 3" (3.73m x 1.91m) Tiled floor. Electric wall





heater. UPVC double glazed patio doors.

#### KITCHEN

8' 4" x 7' 1" (2.54m x 2.16m) A range of base, wall and drawer units with contrasting worktops and tiled splashbacks. Range master gas hob and electric ovens with glass splash back and stainless steel extractor hood. Built in Bosch microwave. 1+1/2 bowl stainless steel sink unit with mixer tap and drainer. Integrated dishwasher. Inset spotlights. Laminate flooring. UPVC double glazed window.

#### FIRST FLOOR

##### LANDING

8' 6" x 2' 9" (2.59m x 0.84m) Access to loft.

##### BATHROOM

Fully tiled bathroom comprising of a panelled bath with mains fed shower above and shower screen. Vanity unit with cupboards and inset sink. WC. Shaver socket. Heated towel radiator. Inset spotlights. UPVC double glazed window with opaque glass.

##### BEDROOM

12' 0" x 10' 2" (3.66m x 3.1m) Built in wardrobes and dressing table with drawers and matching bedside cabinets. Double panel radiator. UPVC double glazed window.



##### BEDROOM

10' 0" x 8' 10" (3.05m x 2.69m) Plus recess with fitted wardrobes and drawers. Double panel radiator. UPVC double glazed window.



##### BEDROOM

10' 2" x 7' 4" (3.1m x 2.24m) Double panel radiator. UPVC double glazed window.

#### EXTERNAL

##### FRONT

Paved drive providing off road parking for 2 vehicles.

##### REAR

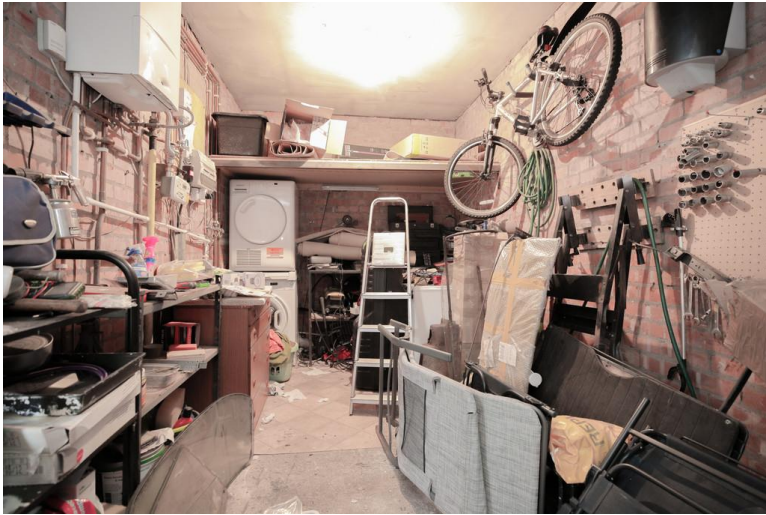
Lawned garden with raised beds.

#### INTEGRAL GARAGE

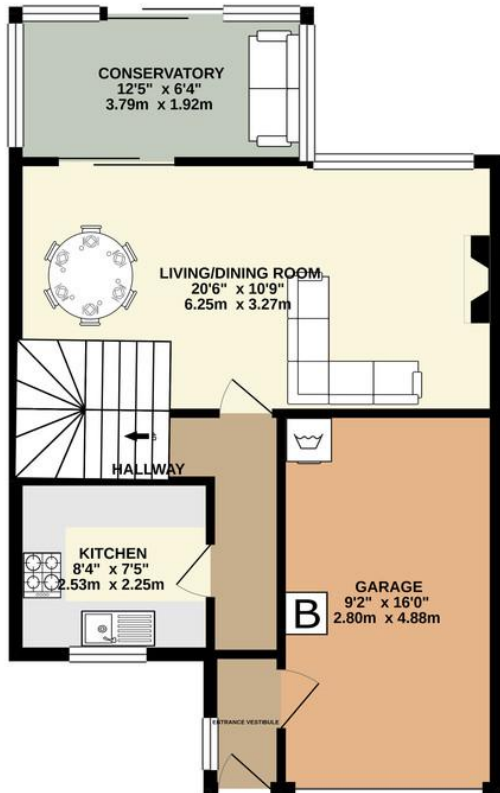
16' 3" x 8' 1" (4.95m x 2.46m) Plumbed for automatic washing machine. Worcester gas combi boiler. Up and over door. Gas and electric meters.



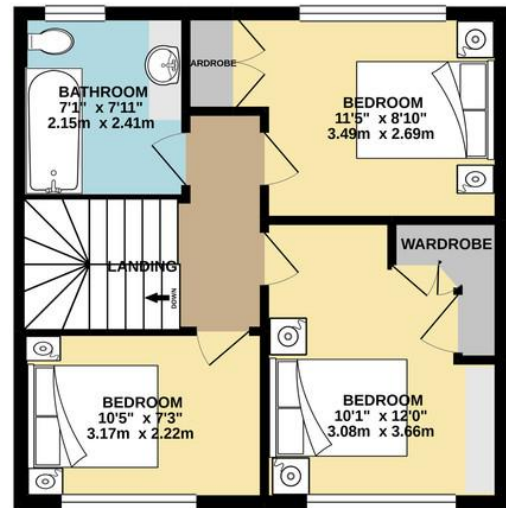




**GROUND FLOOR**  
579 sq. ft. (53.8 sq. m.) approx.

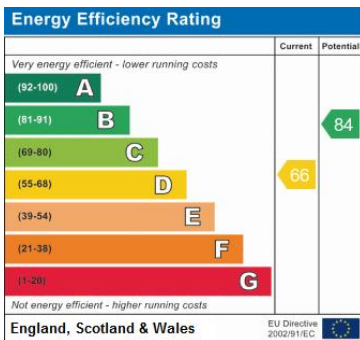


**1ST FLOOR**  
427 sq. ft. (39.7 sq. m.) approx.

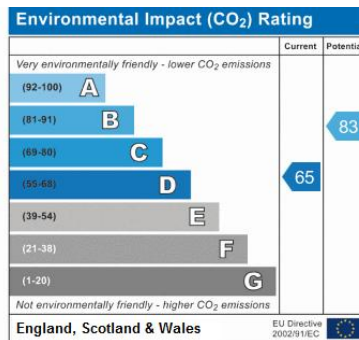


**TOTAL FLOOR AREA:** 1006 sq. ft. (93.5 sq. m.) approx.

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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