



4 BED

NEW HOME

10 YEAR
GUARANTEE



32 Brassington Road

Heaton Mersey, Stockport, SK4 3PN

- NEW BUILD
- 4 BEDROOMS
- 1930's STYLE
- HIGH SPECIFICATION

Guide Price £395,000

EPC Rating 'TBC'

Property Description

A great opportunity to buy this four bedroom new build which will provide all benefits of a new home along with the style and space of the 1930's design which means it sits nicely alongside the neighbouring properties. The home will be finished to a high specification with living kitchen and master with ensuite.

In the catchment for popular local schools, amenities and public transport as well as the motorway network and international airport.

The build is estimated to be completed towards the end of July - early August.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

HALL

LOUNGE

15' 1" x 9' 11" (4.6m x 3.02m)

KITCHEN / DINING AREA
14' 4" x 13' 6" (4.37m x 4.11m)
FAMILY LOUNGE AREA
15' 1" x 9' 11" (4.6m x 3.02m)
CLOAKROOM / WC

FIRST FLOOR

LANDING

BATHROOM
13' 1" x 6' 3" (3.99m x 1.91m)
MASTER BEDROOM
13' 6" x 13' 0" (4.11m x 3.96m)
ENSUITE
9' 2" x 4' 5" (2.79m x 1.35m)
BEDROOM TWO
12' 6" x 9' 11" (3.81m x 3.02m)
BEDROOM THREE
11' 6" x 9' 11" (3.51m x 3.02m)
BEDROOM FOUR
6' 7" x 6' 6" (2.01m x 1.98m)

SPECIFICATIONS INCLUDE

Thermally insulated to a high standard
Gas fired central heating with A rated condensing boiler and
thermostatic controls
Thermally efficient double glazed UPVC locking windows
Secure composite front door and alarm system
Hacker kitchen with a mixture of brushed steel and
integrated appliances
Sanitary ware by Villeroy & Boch, with Hans Grohe
fittings.
Porcelanosa wall and floor ceramic tiling to bathrooms and
cloaks
Mixture of good quality floor finishes including carpets,
engineered oak flooring and ceramic tiling
Oak doors with polished steel ironmongery
Hard and soft landscaped front and rear gardens
10 year insurance backed new build warranty



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements