



## 5 Park Bridge Close

Heaton Norris, Stockport, SK4 1NN

**Guide Price**  
**£375,000**

EPC Rating B

- SELECT HIGH SPEC NEW BUILD DEVELOPMENT
- QUALITY KITCHENS WITH GRANITE SURFACES
- INTEGRATED APPLIANCES
- FULLY TILED BATHROOMS & EN-SUITES
- UNDERFLOOR HEATING AT GROUND FLOOR LEVEL
- RADIATORS TO 1ST AND 2ND FLOORS
- KARNDÉAN & CARPETED FLOORING
- ULTRAFast BT BROADBAND
- OFF ROAD PARKING FOR 2 VEHICLES
- TURFED GARDENS



## Property Description

### Phoenix Rises from The Ash

J C Brennan Developments are renowned builders who design unique homes sought after from near & far due to the style & quality. Emerging like a phoenix from the grounds of the former Ash Hotel. Park Bridge Close is an intimate & aesthetically pleasing scheme of 10 four bedroom 3 storey town houses.

The specifications, as ever with a Brennan home, are bespoke & of the highest quality. These include dynamic living kitchens with high end appliances such as integrated dishwasher, stainless steel oven, hob , extractor, fridge & freezer surrounded by fashionable kitchen units & topped with stunning granite work surfaces.

Over 3 floors you will discover 4 generous bedrooms, superior bathrooms & a superb second floor luxury bedroom with en-suite shower room. The properties boast under floor gas fired central heating at ground floor level & traditional heating on the other floors. Outside, there will be lawned gardens & off the road car parking. As you would expect of a new build lifestyle you will have a 10 year guarantee.

Other notable features include:

Recessed brushed chrome spotlights to kitchen and bathroom

Intruder alarm. BT Ultrafast broadband. Virgin TV. TV Aerial fitted

Karndean flooring to ground floor and bathrooms. Carpets to all other rooms

Security entrance door. External lighting to front and rear

### LOCATION

Park Bridge Close is superbly located for transport links, highly regarded schools, recreational facilities and top dining experiences as well as a vast range of shopping facilities locally and further afield in the wonderful city of Manchester.

TENURE: FREEHOLD

### SCHOOLS

School catchment areas to be clarified. There are numerous primary schools close by with Good-Outstanding Ofsted reports, along with several Independent and State secondary schools close by.



## Predicted Energy Assessment



Ash Tea Rooms  
Manchester Rd  
Heaton Norris  
Stockport  
SK4 1NN

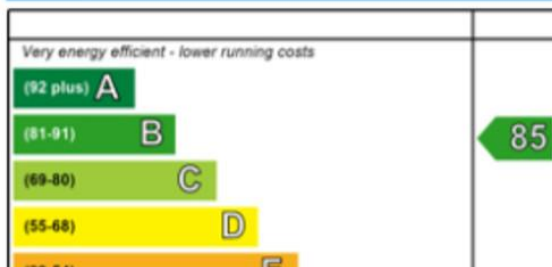
Dwelling type:  
Date of assessment:  
Produced by:  
Total floor area:

End-terrace House  
31 October 2019  
Daniel Watt  
130.88 m<sup>2</sup>

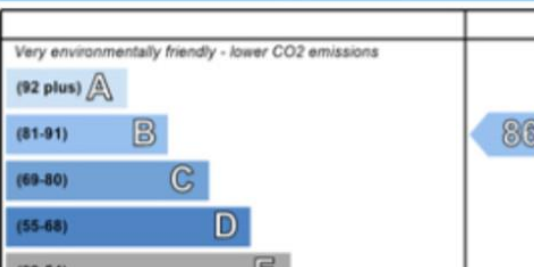
This is a Predicted Energy Assessment for a property which is not yet complete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, an Energy Performance Certificate is required providing information about the energy performance of the completed property.

Energy performance has been assessed using the SAP 2012 methodology and is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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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 and 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