



Payne Mews, 470A Didsbury Road, Heaton Mersey, Stockport, SK4 3BS

Guide Price £215,000

- Well Presented and Tastefully Decorated Throughout
- Open Plan Living Kitchen
- Gated Courtyard Entrance
- Deceptively Spacious First Floor Apartment
- Pronoun Fitted Kitchen with Integrated Appliances
- Convenient & Sought After Location
- Two Double Bedrooms
- Modern Bathroom with Rain Head Shower

470A Didsbury Road, Stockport SK4 3BS

Payne Mews is an exciting courtyard development of just five properties. Through the gated entrance, cobbled yard and communal outdoor space you will find the private entrance door to this superb first floor apartment offering two double bedrooms, open plan living kitchen with Pronorm kitchen units and integrated appliances; and a modern shower room with modern suite.



Council Tax Band: B



Through the gated entrance, cobbled yard and communal outdoor space you will find the character of yesteryear. Accessed via a private entrance, stairs up to the first floor the spacious well presented and tastefully decorated accommodation briefly comprises: Good sized open plan living kitchen with a range of Pronorm kitchen units with fully integrated appliances and a kitchen Island providing a divide to the living space, two double bedrooms and a modern shower room with rain-head shower.

Payne Mews is an exciting courtyard development of just five properties. Dating back to the nineteenth century and of late Victorian provenance. Converted and having undergone a dramatic refurbishment with a combination of old world and modern creature comforts.

Situated in a highly sought after and convenient location and being in the centre of the village means all your shopping and social needs are on the doorstep. Bus stops and the Metrolink are within easy walking distance and the motorway, Manchester International airport and main line train station are also easily accessed.

Hall

13'9 x 3'6

Meter cupboard. Double panel radiator. Luxury vinyl flooring. UPVC double glazed front door.

First Floor

Landing

17'2 x 2'8

Carpeted landing area with access to all rooms.

Open Plan Living Kitchen

16'7 x12'5

Pronorm fitted kitchen with a range of base, drawer and wall units with Corian worktops and breakfast bar. Inset stainless steel sink with mixer tap. Four ring electric hob and oven with built in extractor above. Integrated fridge/freezer, slimline dishwasher and washer dryer.

Lounge area has feature exposed brick chimney breast. TV/Virgin aerial point. Graphite grey upright radiator. Luxury vinyl flooring. Inset spotlights. 2 x UPVC double glazed sash windows.

Shower Room

10'31 x 3'92

Shower cubicle with rainfall shower head and hand held head. Pedestal wash hand basin. WC. Heated towel radiator. Extractor fan. Luxury vinyl flooring. Loft access housing combi boiler.

Bedroom One

13'55 x 9'87

Inset spotlights. Feature exposed brick chimney breast. Double panel radiator. UPVC double glazed sash window.

Bedroom Two

13'44 x 8'33

Inset spotlights. Double panel radiator. UPVC double glazed sash window.

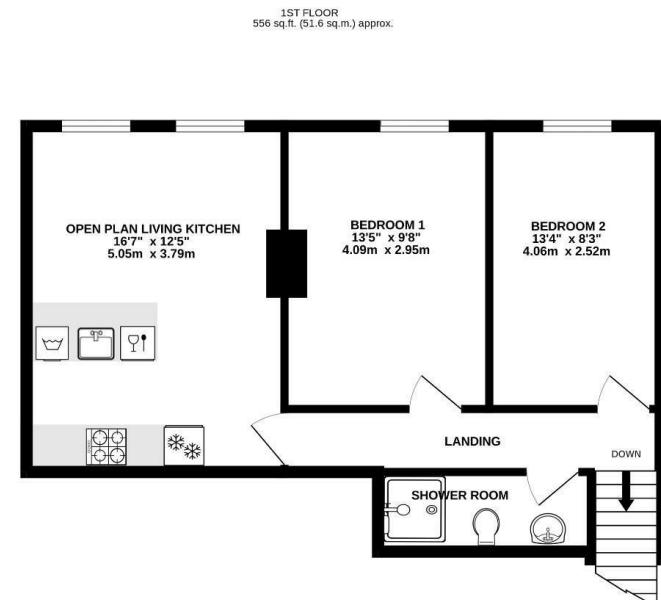
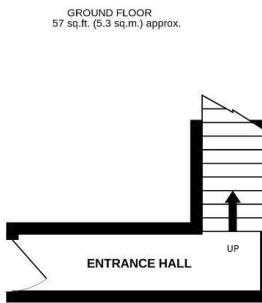
External

Secure gated communal courtyard with stone chipped seating area. Planted border.

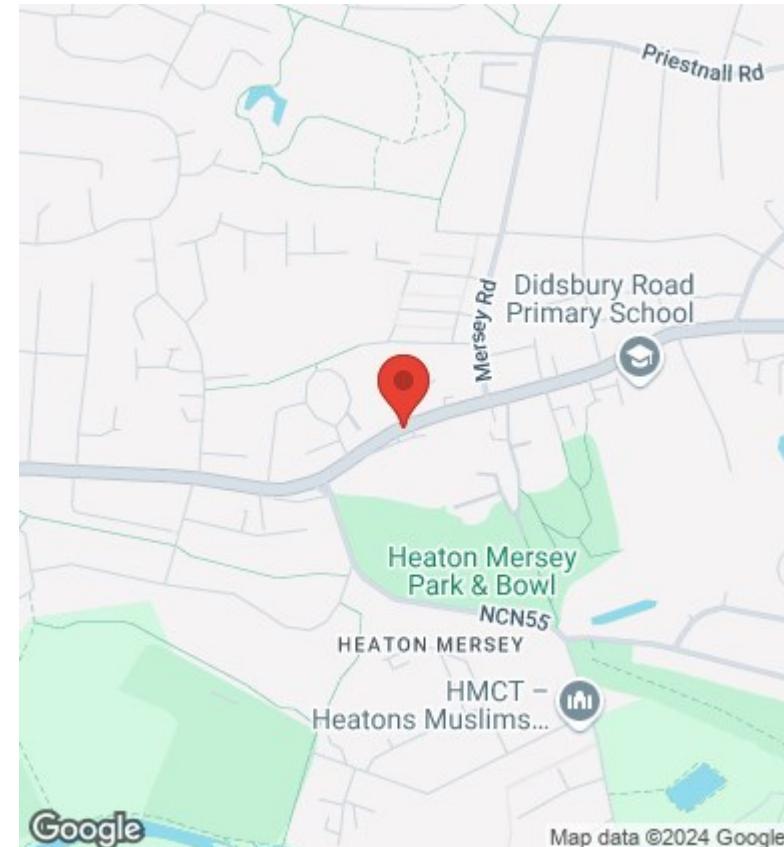
Please Note







TOTAL FLOOR AREA : 612 sq ft. (56.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the information contained herein, 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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Directions

Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

Council Tax Band

B

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 68 | 74 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |