

36 Harwood Court, Harwood Road, Heaton Mersey, Stockport, SK4 3BE
Offers Around £90,000

- STUDIO APARTMENT
- TOP FLOOR LOCATION
- TRANSPORT LINKS
- COMMUNAL GARDENS & PARKING

Harwood Road, Stockport SK4 3BE

Situated within the centre of Heaton Mersey enjoying all the local amenities we offer for sale this studio apartment located on the top floor of Harwood Court. The property is in need of some updating but offers a great opportunity for someone wishing to put their own stamp on a property. Ideal for first time buyers offering a chance to get their first step on the housing ladder or investor as the flat offers a good rental yield.

Close to public transport facilities and East Didsbury Metro link station along with the A34 and M60 also close to hand.

Offered with Vacant Possession.



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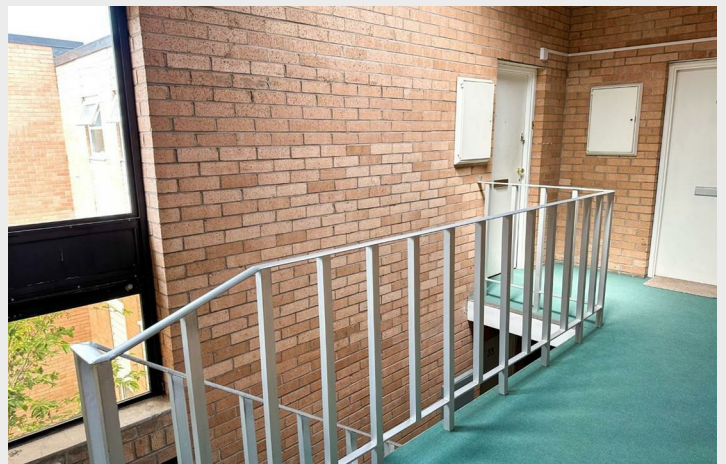


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E

Council Tax Band: A



Communal Entrance

Communal letter boxes, stairs to all floors

Private Entrance

Hallway

Doors to lounge/bedroom and bathroom. Entry phone system. Storage cupboard plumbed and access for an automatic washing machine, shelving over

Lounge/Bedroom

15'8". x 13'7"

Double glazed window to the rear elevation, laminated flooring, Dimplex storage heater, built in wardrobe with storage cupboards over

Kitchen

7'4" x 4'4"

Range of units. Built in Bosch electric oven, four ring electric hob, cooker hood over. Single drainer stainless steel sink unit with mixer tap. Space for a larger fridge and separate freezer. Work surfaces with tiled splashbacks. Double glazed window

Bathroom

5'6" x 5'6"

White three piece suite comprising: Panelled bath with shower over and shower screen. Pedestal wash hand basin and low level WC. Fully tiled walls, wall mounted electric heater. Double glazed window with obscure glass

Outside

Professionally kept lawned gardens with mature trees and shrubs to borders. Communal parking



Directions

Viewings

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

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

