JOULES
Estate Agents







8 Fox Hill Court, Heaton Mersey, Stockport, SK4 2DU

Guide Price £185,000

- Well Presented Lower Ground Floor Flat
- Private Entrance Door
- Situated in a Quiet Location
- Two Good Sized Bedrooms
- Well Kept Communal Gardens
- No Vendor Chain -Vacant Possession
- Views over the Communal Gardens
- Allocated Parking
- MUST BE VIEWED !

450 Didsbury Road, Stockport, Cheshire, SK4 3BS
0161 432 0432

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Well Presented Throughout. Two Double Bedrooms. Refitted Fitted Kitchen with Appliances. Modern White Bathroom with Shower. Overlooking the Well Kept Communal Garden. Allocated Parking. No Vendor Chain - Must Be Viewed.

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Council Tax Band: B





Two Bedroom Lower Ground Floor Flat

A well-presented two bedroom floor flat, situated in a sought-after location at the top of a quiet cul-de-sac and set within well-maintained communal grounds. The property benefits from its own private entrance, allocated parking and is offered for sale with vacant possession.

The accommodation comprises a spacious lounge, a modern fitted kitchen with appliances, two bedrooms and a bathroom fitted with a white three-piece suite.

Ideal for first-time buyers or downsizers this flat represents an excellent opportunity in a popular location. Early viewing is recommended.

Private Entrance
Private entrance door to hallway

Entrance Hall
Laminated flooring, central heating radiator, door to lounge

Lounge/Diner
12'9" x 12'2"
Laminated flooring, double glazed window overlooking the communal garden, central heating radiator, door to kitchen and door to inner hall, two ceiling lights

Kitchen
10'9" x 6'1"
Modern refitted kitchen with a range of units in high gloss white comprising: Single drainer stainless steel sink unit with mixer tap, cupboard below, further base, drawer and eye level units, larder unt. Slot in electric cooker with four ring hob, oven and grill. stainless steel cooker hood over. Automatic washing machine, under unit fridge. work surfaces with tiled splashbacks, central heating radiator, wall mounted cupboard housing Worcester combi boiler, double glazed window to the front elevation

Inner Hall
13'3" x 3'1"
Laminated floor, doors to both bedrooms and bathroom. Door to handy storage cupboard with shelving, further storage/airing cupboard with radiator

Bedroom One
12'9" x 10'5" max
Laminated flooring, double glazed windows over the communal garden, central heating radiator

Bedroom Two
12'0" x 6'5" to 8'6"
Double glazed window, central heating radiator, laminated flooring

Bathroom
8'0" x 6'0"
Modern white three piece suite comprising; Panelled bath with Triton

shower over and shower screen, low level WC and pedestal wash hand basin with mixer tap. Tiled walls, mirror fronted bathroom cabinet, central heating radiator

Communal Grounds and Parking
Well tended communal grounds, lawns with mature trees and shrubs. Allocated parking

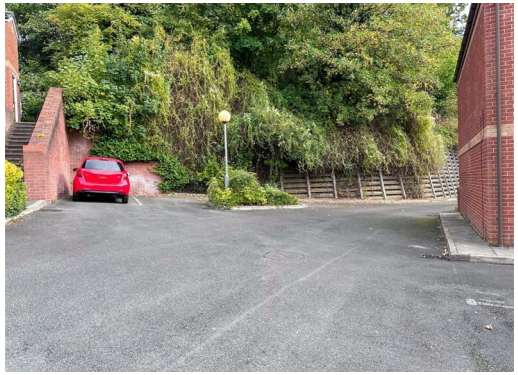
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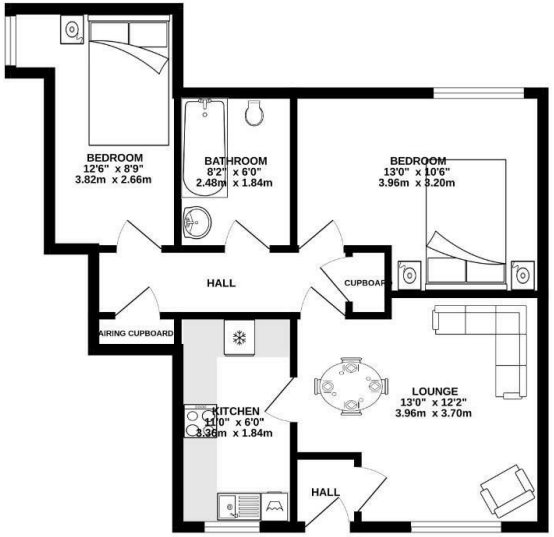



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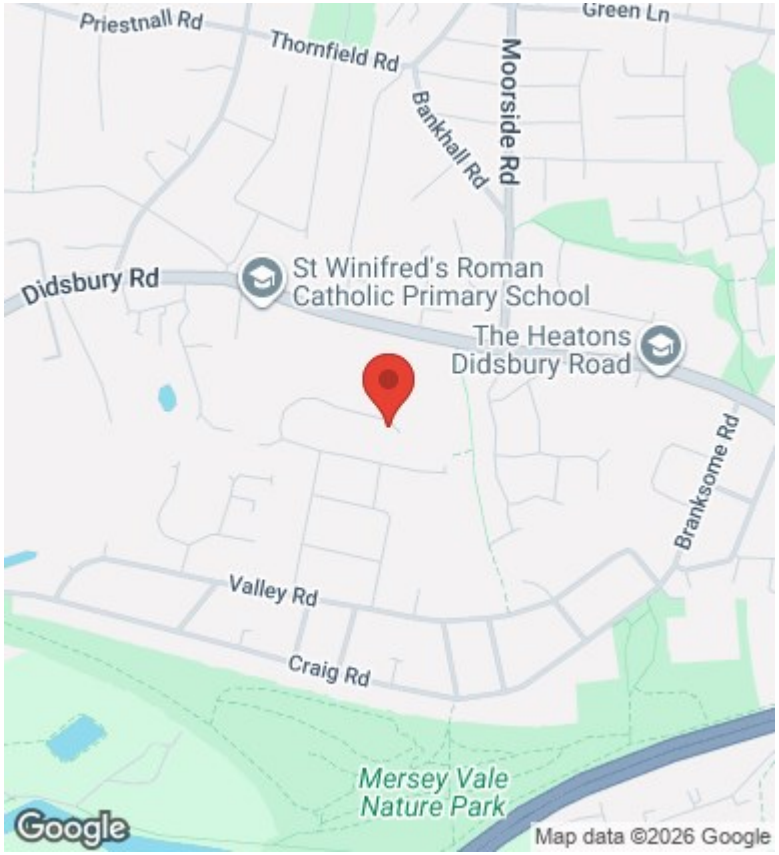
GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.



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TOTAL FLOOR AREA : 545 sq.ft. (50.6 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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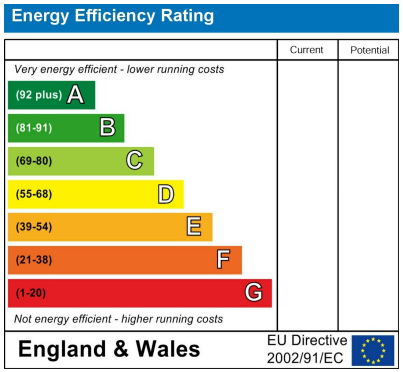
Directions

Viewings

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

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