



161c Didsbury Road, Heaton Mersey, Stockport, SK4 2AE

Guide Price £175,000

- Spacious Top Floor Apartment
- One Double Bedroom
- Well Presented Throughout
- Fully Fitted Kitchen with Integrated Appliances
- Bathroom with White Suite
- Convenient Location - Ideal for Commuters
- Spacious
- Commu
- NO VE

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

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NO VENDOR CHAIN. Spacious Top Floor Apartment. Living Diner with Dual Aspect. Quality Kitchen. Modern White Bathroom. Double Bedroom. Connecting Split Level Landing. Communal Garden. Convenient Location. Ideal for Commuters. Must Be Viewed

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Nestled in the charming area of Heaton Mersey, Stockport, this delightful apartment on Didsbury Road offers a perfect blend of comfort and convenience. Ideal for individuals or couples.

The apartment boasts a spacious reception room, which serves as a welcoming space for entertaining guests or enjoying quiet evenings at home. The layout is thoughtfully designed to maximise space and light, creating an inviting atmosphere throughout.

Completing the accommodation is the fully integrated breakfast kitchen, a double bedroom and a modern bathroom, equipped with essential amenities to cater to your daily needs.

Situated in a desirable location, this apartment benefits from excellent transport links and local amenities, making it an ideal choice for those seeking a vibrant community with easy access to the wider area.

This property presents a wonderful opportunity for anyone looking to embrace a comfortable lifestyle in a sought-after neighbourhood. Do not miss the chance to make this charming apartment your new home.

Communal Entrance

Letter boxes, stairs to all floors

Private Entrance

Stairs to landing

Landing

Split level connecting landing giving open access to the living diner, doors to kitchen, bedroom and bathroom. Open balustrades to stairwell. Door to handy storage cupboard with shelving.

Living Diner

18'5" x 14'7" max

'T' Shaped room. 18'5" to 8'4"

Open plan dual aspect room with front and side elevations with four vertical radiators. Loft access h

Breakfast Kitchen

11'7" x 11'6"

Attractive fitted kitchen with a g
Circular stainless steel sink unit
cupboards below, further base,
wood block work surfaces and
Lamona stainless steel five ring
hood over, Lamona electric dou
Lamona wine cooler and Hotpo
base unit with wood block wor
washing machine. (no appliance
cupboard housing Ideal combi
side elevation. Sloping ceiling t
and chairs.

Bedroom

12'8" x 11'6" to 10'4"

Double glazed window overlook
radiator, free standing wardrobe
ladder

Bathroom

6'2" x 5'8"

Modern white three piece bathroom suite comprising: Panelled bath with mixer tap, shower attachment and shower screen, pedestal wash hand basin with mixer tap, low level WC. Tiled splashbacks. Chrome heated towel radiator

Outside

Front garden with plans and shrubs, path around the side of the property and driveway to the other side giving access to the rear garden with lawned area and mature plants, shrubs and trees. Wall divide to parking area.

IMPORTANT INFORMATION

Leasehold 999 years from 3/10/84 - 29/12/2982. 957 years remain.

Service Charge. There has been a change of management company and an interim service charge of £250.00 per month was agreed. The service charge is to be discussed at the management meeting in May when the new budget will be disclosed. The vendor believes the service charge will be around £150 pm.

Ground Rent £10 per annum

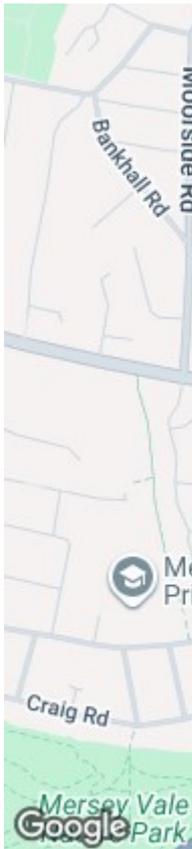




GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error or omission in the quantities. This plan is for illustrative purposes only and should be used as such for only prospective purposes. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency capabilities.
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Directions

Viewings

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

Council Tax Band

A

Energy Efficiency Rating

Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales

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