



19 Highbury, 52 Mauldeth Road, Heaton Mersey, Stockport, SK4 3HA

Price £210,000

- Exceptionally Well Presented Throughout
- Two Double Bedrooms With Fitted Furniture
- Convenient Location
- Sought After Ground Floor Apartment
- Open Plan Lounge/Dining/Kitchen
- No Onward Chain
- Quality Fitted Kitchen and Bathroom
- Off Road Parking & Communal Gardens

52 Mauldeth Road, Stockport SK4 3HA

Exceptionally Well Presented Ground Floor Apartment. Two Double Bedrooms both with Quality Fitted Furniture. Open Plan Lounge/Dining/Kitchen. Attractively Fitted Kitchen with a Good Range of Units. High Spec Bathroom with White Suite. Off Road Parking & Communal Gardens. Convenient & Sought After Location. No Onward Chain



Council Tax Band: B



Exceptionally well presented and tastefully decorated ground floor apartment offering superbly presented accommodation with quality fitted kitchen, bathroom and bedrooms. The accommodation has laminated flooring throughout and briefly comprises: Entrance hall, 'L' shaped open plan lounge/dining area which is open to the modern fitted kitchen, two double bedrooms both with fitted wardrobes, and a luxury bathroom with white suite. Highbury offers pleasant communal gardens with lawns and mature borders, there is a communal carpark providing off road parking and pedestrian access to Didsbury Road.

Heaton Mersey is renowned for its convenience along with all the wonderful facilities of village, town and city close to hand. Well positioned to provide easy access to the M60 and M56 motorways and A34 Kingsway along with East Didsbury Metro Station which is within walking distance. Manchester Airport is approximately 20 minutes drive away. For family buyers there are reputable local primary and secondary schools close by.

All in all, this is a stunning apartment with no vendor chain - ready and waiting for a discerning buyer.

Communal Entrance

Entrance door with intercom

Private Entrance

Private entrance door giving access to the hallway

Entrance Hall

Laminated flooring, central heating radiator. Double doors to large

storage cupboard with clothes hanging rail and shelf. Doors to lounge, both bedrooms and bathroom.

Lounge/Diner/Kitchen

20'0" to 10'7" x 17'9" to 11'9" (Kitchen 8'4" 2.5m wide)

Open plan room. Laminated flooring throughout, two double glazed windows overlooking the communal gardens. Feature fireplace housing living flame log effect electric fire. Two central heating radiators. Open to kitchen.

Kitchen with a good range of modern fitted units comprising: Bowl and a half single drainer sink unit with mixer tap, cupboard below, further range of base, drawer and eye level units, work surfaces with tiled splashbacks. Slot in electric cooker with integrated cooker hood over. Cupboard housing Worcester boiler. Plumbed and access for an automatic washing machine, recess for an under unit fridge/freezer.

Bathroom

Beautifully fitted bathroom with white three piece suite comprising: Panelled bath with mixer tap and shower from tap. Vanity unit housing low level WC and wash hand basin with mixer tap. Display plinth. Chrome heated towel radiator, tiled splashbacks, Inset downlighting, high level double glazed window with obscure glass. Laminated flooring

Bedroom One

Double bedroom, double glazed window overlooking the communal gardens, central heating radiator, laminated floor. Bank of fitted floor

to ceiling wardrobes with sliding doors housing clothes hanging rails and shelving, dressing table area with drawers below

Bedroom Two

Further double bedroom. Laminated flooring, central heating radiator, double glazed window. One double and one single fitted wardrobes with clothes hanging rail and shelving.

Outside

Well kept communal gardens being predominantly lawned with well stocked borders housing an abundance of mature plants, shrubs and trees. Communal car park. pedestrian access to Didsbury Road, Vehicle access from Mauldeth Road

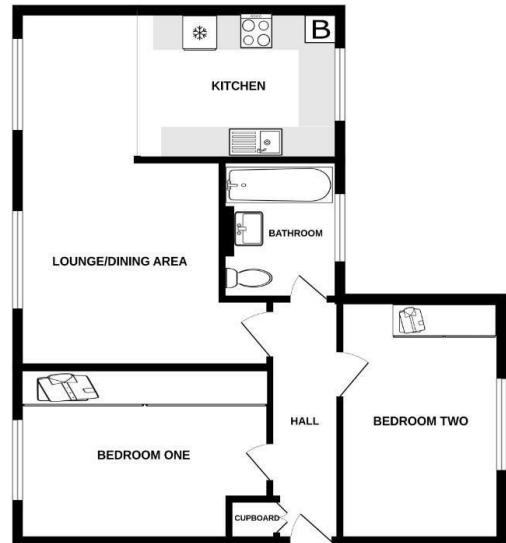
Please Note.

The current vendor may be interested in selling some of the furniture that is currently housed at the apartment.

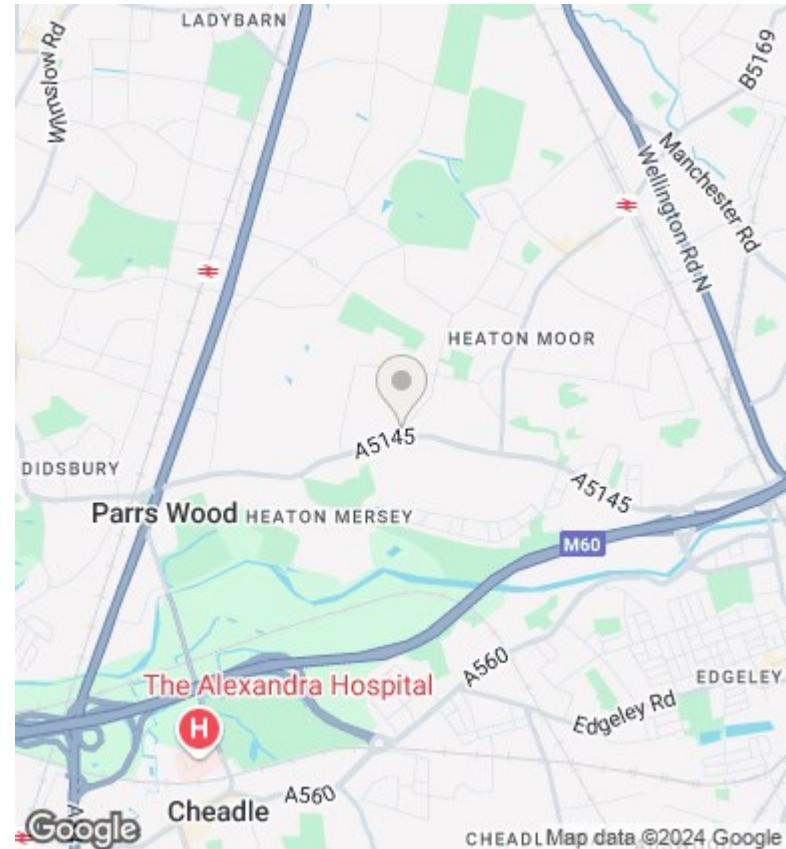




GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



19 Highbury, SK4 3HA
TOTAL FLOOR AREA: 662 sq.ft. (61.5 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. Measurements are approximate and not to scale. © Joules Estate Agents 2024. Made with Drawnow 10000.



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	68	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC