



- Semi Detached Property
- Four Bedrooms
- Lounge & Dining Kitchen
- Utility Room
- Downstairs WC
- Two Bathrooms
- Parking & Garden
- Sold As A 45% Share

1 Shoreacres Close
Heaton Mersey, SK4 3EY

£213,750

An opportunity to purchase this recently constructed , four bedroom semi detached property, located on The Poplars development. Being sold as a 45% share, this family home is ideally located for the Metrolink and motorway networks, as well as Heaton Moore and Didsbury villages. The ground floor accommodation comprises of an entrance hall, lounge, downstairs WC, dining kitchen and utility room. To the first floor there are four good sized bedrooms, en-suite shower room and a family bathroom. Externally to the front there is off road parking with side access to the rear garden, which is enclosed and mainly laid to lawn, with a raised decked area. Rent, service/management charges and insurance £650.48 PCM. Lease 247 years.

Ground Floor

Entrance Hall 5' 3" x 5' 6" (1.60m x 1.68m)

Laminate flooring, radiator, stairs to first floor.

Lounge 17' 9" x 13' 6" (5.41m x 4.11m)

Laminate flooring, radiator, window to front and side.

Downstairs WC 6' 7" x 3' 6" (2.01m x 1.07m)

Low level WC, wash basin, radiator, window to side.

Dining Kitchen 16' 8" x 13' 0" (5.08m x 3.96m)

Base and eye level units incorporating a sink and drainer, five ring gas hob with extractor over, double oven, built in fridge freezer and dishwasher, radiator, spot lighting, laminate flooring, space for dining table, window to rear, French doors to rear garden.

Utility room 6' 0" x 5' 6" (1.83m x 1.68m)

Space for washing machine.



First Floor

Landing 7' 3" x 5' 7" (2.21m x 1.70m)
Radiator, access to loft area which is boarded and has light.

Bedroom One 14' 2" x 9' 9" (4.31m x 2.97m)
Radiator, window to front and side.



En-Suite Shower Room 6' 2" x 4' 3" (1.88m x 1.29m)
Low level WC, wash basin, shower cubicle, towel radiator, part tiled walls.

Bedroom Two 13' 2" x 9' 8" (4.01m x 2.94m)
Radiator, window to rear.



Bedroom Three 14' 0" x 6' 9" (4.26m x 2.06m)
Radiator, storage cupboard, window to front.

Bedroom Four 13' 5" x 7' 0" (4.09m x 2.13m)
Radiator, window to rear.

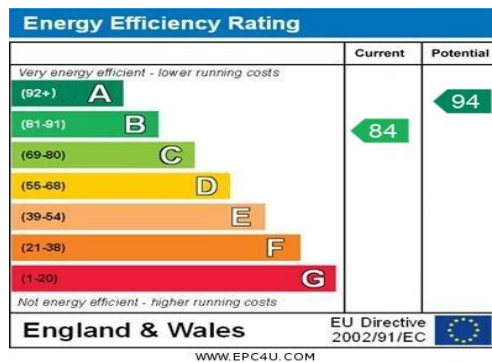
Family Bathroom 7' 0" x 6' 3" (2.13m x 1.90m)
Low level WC, wash basin, panelled bath with shower over, part tiled walls, towel radiator, spot lighting, window to side.



External

Externally to the front there is off road parking with side access to the rear garden, which is enclosed and mainly laid to lawn, with a raised decked area.





Tenure: We have been advised by the vendor that the property is tbc (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).

Services: All main services are understood to be connected to the property. No services or appliances have been tested.

Agents Notes: We endeavor to make all our descriptions and dimensions as accurate as possible, however their accuracy is not guaranteed.

Property Misdescriptions Act 1991: These details do not form part of any contract. They have been produced in good faith and are intended to be a general guide to the property. None of the statements in this document are to be taken as fact and any intending purchasers are to satisfy themselves by inspections or otherwise as to the correctness of statements in these details.

No person in the employment of this company has the authority to make or give any representation or warranty in relation to this property.

Make Your Move

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