



VALL HOUSE

*jordan fishwick*

HEATON MERSEY  
Station Road



## Station Road, Heaton Mersey, SK4 3EX

£270,000



### The Property

A stylish TOP FLOOR apartment, recently modernised throughout by the current owners, with two excellent double bedrooms and well presented living space extending over 1,000 sq ft. Numerous noteworthy features include a light & spacious lounge/dining room with open views over the Peak District, a separate modern kitchen, tiled shower room, master bedroom with ample fitted wardrobe space and a second double bedroom, both with views over the local park, and a re-fitted bathroom fitted with a white suite. In addition, there are modern electric heaters and double glazing. Externally there is residents parking with an allocated parking space and a private garage for parking or storage. A great location which is within easy reach of Didsbury, Heaton Mersey, local schools, tram stop and train station.

### Directions

SK4 3EX



- Two double bed top floor Apartment
- Newly refurbished by current owners
- Over 1030sq ft of living space
- Living room with open views
- Garage and allocated parking space
- Short walk to Metro Station
- Extended lease & service charge only £85pcm

Postcode - SK4 3EX

EPC Rating - F

Floor Area - 1033.00 sq ft

Local Authority - SMBC

Council Tax - C



FLOOR NAME  
1033 sq.ft. (96.0 sq.m.) approx.



TOTAL FLOOR AREA : 1033sq.ft. (96.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Offices also at: Wilmslow, Macclesfield, Hale, Sale, Chorlton, Glossop, Manchester & Salford

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