



**Didsbury Road, Heaton Mersey, Stockport, SK4**

**Guide Price: £195,000**

*Leasehold*



# Didsbury Road, Heaton Mersey, Stockport, SK4

**\*\* Offered with NO ONWARD CHAIN \*\*** Nestled within the sought-after area of Heaton Mersey, this charming one-bedroom apartment is set within a handsome period conversion on Didsbury Road. Offering an excellent blend of character features and modern living, this property provides an ideal opportunity for first-time buyers, professional couples or investors alike.

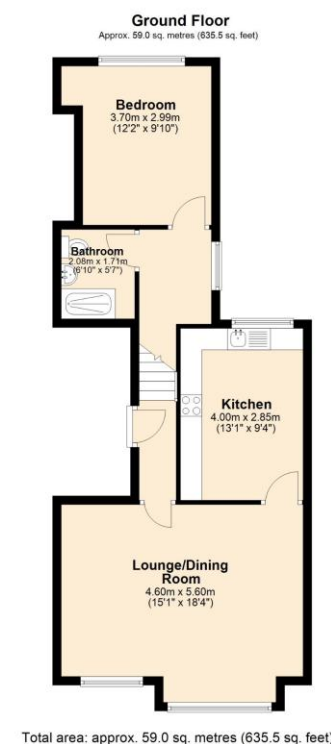
The apartment boasts a fabulous-sized living area, beautifully lit via two large windows to the front elevation, flooding the room with natural light. The wood flooring enhances the sense of space, while a feature fire surround adds a touch of period charm, making this room the perfect space for both relaxation and entertaining.

The separate kitchen is fitted with a contemporary range of base and eye-level units, offering ample storage. A combination of integral and free-standing appliances is included, with plenty of room to accommodate a small breakfast bar or dining table, creating a versatile and sociable cooking space.

Positioned to the rear of the apartment, the generously proportioned bedroom benefits from a range of fitted wardrobes, providing excellent storage. The bathroom is well-appointed, featuring a walk-in shower, WC, and wash hand basin, all finished in a modern style with quality fixtures and fittings.

Didsbury Road is perfectly positioned to enjoy the best of Heaton Mersey's vibrant village atmosphere, with its array of independent shops, cafés, and restaurants. Excellent transport links are nearby, including East Didsbury Metrolink and train station, providing easy access to Manchester city centre. The beautiful Mersey Vale Nature Park is also within walking distance, offering scenic green spaces ideal for leisurely walks.

- Leasehold
- 999 years from 29 December 1983
- EPC Grade D
- Council Tax Band A
- Service charge £155pcm









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## The Property Man

102A School Road  
Sale  
Cheshire  
M33 7XB

T: 01615198855

E: [sales@thepropertyman.co.uk](mailto:sales@thepropertyman.co.uk)

[www.thepropertyman.co.uk](http://www.thepropertyman.co.uk)

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Registered Office Address: 7 St. Petersgate, Stockport, England, SK1 1EB Company Reg No: 09023087

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.