



## 597 Didsbury Road, Heaton Mersey, Stockport, SK4 3AS

Guide Price £200,000

- Excellent Transport Links and Amenities
- One Bedroom Bungalow
- Modern White Bathroom Suite
- Potential To Add Value
- Breakfast Kitchen with Fitted Units
- Double Glazing & Gas Central Heating
- Good Sized Southerly Facing Rear Garden
- Double Glazed Conservatory



# 597 Didsbury Road, Stockport SK4 3AS

This chain free, one bedroom, bungalow is conveniently positioned just outside of Heaton Mersey Village Centre and offers heaps of potential to put your own stamp on the place. NO VENDOR CHAIN AND A MUST VIEW!



Council Tax Band: B



Rare Opportunity...

One bedroom bungalow. Accommodation briefly comprises: Lounge with large double glazed window, breakfast kitchen with a good range of units and space for a table and chairs, one bedroom with a range of fitted bedroom furniture, double glazed conservatory over looking the rear garden and bathroom with a modern white three piece suite.

Situated in a large plot with gardens to both the front and rear, the rear garden is pleasantly set out with patio areas, lawn and flower beds and an ornamental pond.

The property enjoys double glazing, gas central heating along with tiled flooring throughout.

Conveniently situated close to the tram stop, A34 and M60 and public transport that regularly runs along Didsbury Road.

Lounge

11'9" x 11'7"

Large full width double glazed window to the front elevation, tiled floor, wall mounted living flame effect electric fire. Two central heating radiators. Internal window to bedroom. Dado rail, coving and ceiling rose. Semi glazed door to bedroom

Breakfast Kitchen

14'7" x 5'5"

Kitchen with a good range of fitted kitchen units comprising: Pot bowl and a half single drainer sink unit with mixer tap, cupboard below, further range of base, drawer and eye level units. Wall mounted Worcester boiler behind wall cupboard. Slot in Indesit cooker with cooker hood over. Part panelled and part tiled walls.. Work surfaces, under unit lighting. Tiled floor. Open breakfast area. Open archway to lounge

Breakfast Area

13'7" x 4'3"

Double glazed French doors giving entry. Full wall of double glazed windows. Part panelled walls, tiled floor, central heating radiator, plumbed and access for an automatic washing machine, space for a fridge/freezer. Believed to be timber framed. Open to kitchen.

Bedroom

11'7" x 10'6"

Double bedroom with a range of fitted bedroom furniture including wardrobes with clothes hanging rails and bridging unit cupboards. Ceiling fan with light. Ceiling coving. Central heating radiator, tiled floor, door to bathroom, double glazed patio doors to conservatory.

Bathroom

6'8" x 5'5"

Bathroom with modern white three piece suite comprising: Vanity wash hand basin with mixer tap and cupboard below, low level WC. Bath with telephonic style shower from taps. Tiled floor and bath panel. Tiled walls, double glazed window with obscure glass to rear elevation. Central heating radiator

Conservatory

9'8" x 8'2"

Spacious double glazed conservatory with French doors giving access to the rear garden. Tiled floor, central heating radiator

Outside

Front Garden

Good sized predominantly lawned garden with numerous plants and shrubs, mature tree. Dwarf wall with inset flower beds. Bin storage area, gate to side elevation giving access to the rear garden

Rear Garden

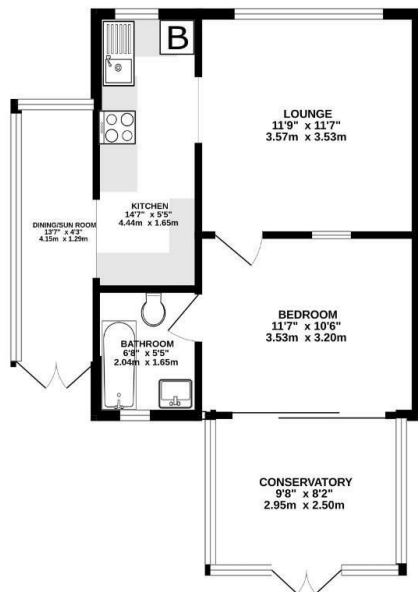
Pleasant good sized fully enclosed Southerly facing rear garden. Paved patio area abutting the property, trellis archway to the rest of the predominantly lawned garden with numerous flower beds planted with an abundance of plants, flowers and shrubs, further paved patio areas. Ornamental pond with water feature. Timber garden shed. Fenced boundaries, external tap.

Off Road Parking

Off road parking is provided to the rear of the property accessed via Meltham Close



GROUND FLOOR  
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA: 501 sq.ft. (46.6 sq.m.) approx.  
Unless every effort has been made to ensure the accuracy of the foregoing particulars, measurements of floor, wall, space and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for guidance purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or condition at the time of sale.



## 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) <b>A</b>                                 |         | 90        |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   |         |           |
| (55-68) <b>D</b>                                   | 63      |           |
| (39-54) <b>E</b>                                   |         |           |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    |         |           |
| Not energy efficient - higher running costs        |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC |         |           |