



4 Kentmore Close, Heaton Mersey, Stockport, SK4 3AL

Offers Over £200,000

- Top Floor Masonette Apartment
- Lawned Garden and Garage
- Short Stroll to Heaton Mersey Common
- Two Double Bedrooms
- Well Presented & Tastefully Decorated
- Close to Tram Station & Public Transport
- Modern Kitchen and Bathroom
- Sought After & Convenient Location

4 Kentmore Close, Stockport SK4 3AL

Two Double Bedrooms. First Floor Masonette. Lawned Garden. Garage En-Block. Kitchen with Grey Fronted Units. Modern Bathroom with White Suite. Tastefully Decorated and Well Presented. Convenient Location Close to Public Transport, Tram Station and Motorway Networks. Must Be Viewed



Council Tax Band: B



Joules are delighted to offer this beautifully presented and tastefully decorated top floor maisonette apartment with the added bonus of a garden and a garage en-block. Offering a private entrance door stairs take you up to the landing with a large built in cupboard, lounge with living flame gas fire and large window with rooftop views as far and Manchester City Centre, kitchen with a range of grey fronted units, two double bedrooms and a refitted bathroom. The property benefits from the aforementioned lawned garden and a garage en-block to the rear.

The property is conveniently situated close to Didsbury Road with public transport to hand - common etc

Private Entrance

Double glazed entrance door to lobby, stairs to first floor.

Stairs and Landing

Doors to lounge, both bedrooms and bathroom. Door to large built in storage cupboard with clothes rail and shelving

Lounge

Well presented lounge with feature wall mounted living flame gas fire, large double glazed window to the rear elevation with far reaching roof top views, central heating radiator, door to kitchen

Kitchen

Kitchen with a range of grey fronted units comprising: Single drainer stainless steel sink unit with mixer tap, cupboard below, further base drawer and eye level units. Slot in gas cooker with stainless steel chimney style cooker hood over. Recess for a fridge/freezer. Plumbed and access for an automatic washing machine. Wall mounted Worcester boiler concealed behind unit. Work-surfaces with tiled splashbacks. Double glazed window to the rear elevation

Bedroom One

Double bedroom. Double glazed window to the front elevation, central heating radiator, large bulk head storage cupboard housing clothes hanging rail and shelf.

Bedroom Two

Further double bedroom, double glazed window to the front elevation, central heating radiator

Bathroom

Modern refitted bathroom with white three piece suite comprising: Panelled bath with mixer tap and mains fed shower over, shower screen. Vanity unit housing low level WC and wash hand basin with mixer tap, cupboard below. Chrome heated towel radiator double glazed window with obscure glass to the side elevation. Attractively tiled splashbacks, mirrored bathroom cabinet

Outside

Garden

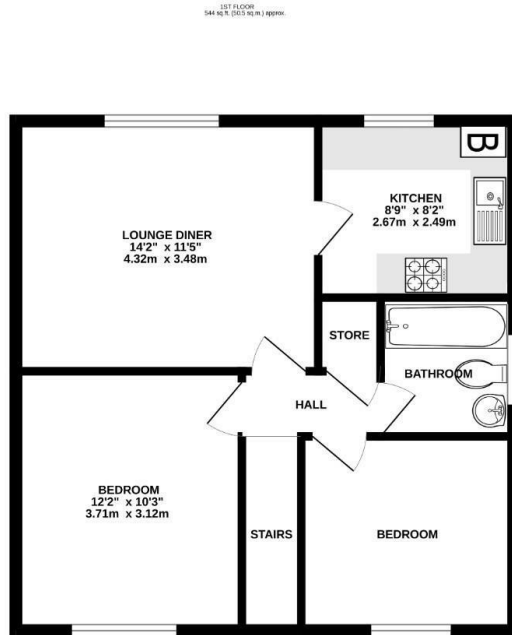
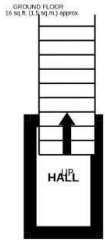
Open plan lawned gardens to front and side, mature trees and pathway to the front door. Storage cupboard to the side of the entrance door

Garage

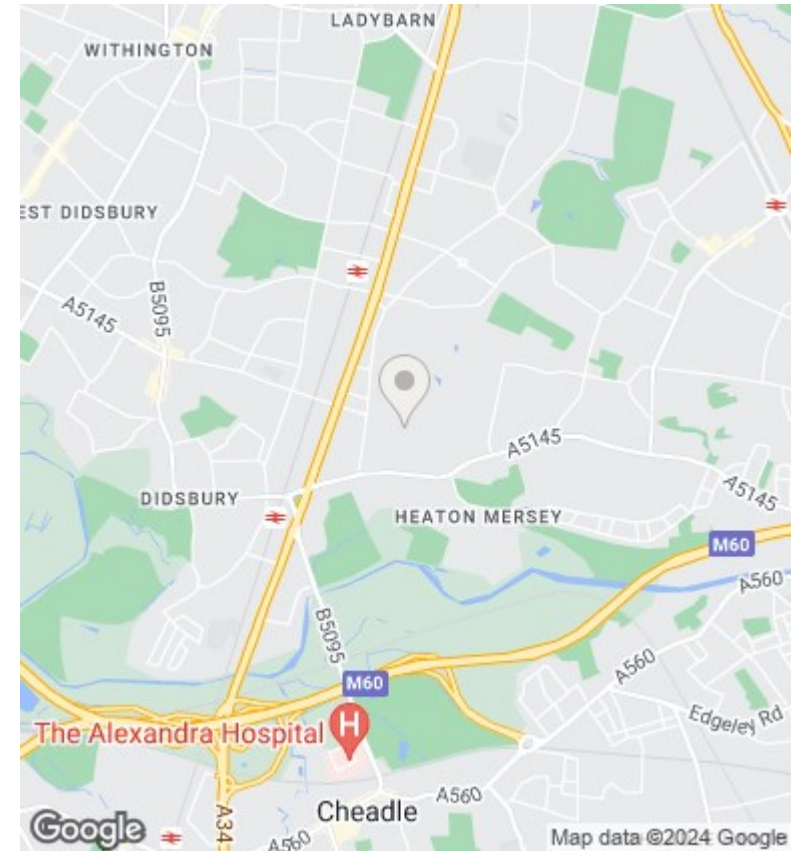
En-block garage with up and over door to the rear







TOTAL FLOOR AREA: 560 sq.ft. (52.0 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	75	77
(69-80) C		
(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	