

62 Heron Drive, Audenshaw, Manchester, M34 5QX



- *****CHAIN FREE*****
- Studio Flat
- First Floor
- Mezzanine Storage Level
- Separate Shower Room
- Open Plan Lounge/Dining/Kitchen
- Ideal First Home
- Ideal Buy to Let Investment

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MAIN DESCRIPTION

*****NO VENDOR CHAIN*****

Stepping Stones are delighted to offer for sale this first floor studio apartment situated within a cul-de-sac position in Audenshaw just a short distance from M60 motorway network and excellent shopping facilities.

This property is the ideal first home or buy to let investment with the accommodation in brief comprising; Communal Entrance Hallway, Open plan Lounge/Kitchen/Dining, back Hallway with stairs leading to a mezzanine level and shower room.

The property forms part of a purpose-built development of studio apartments set within a cul-de-sac position.



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LOUNGE/KITCHEN

20' 0" x 14' 6" (6.1m x 4.42m) Open plan lounge dining kitchen a sizable room with 2UPVC double glaze windows to the front elevation with open and woodland aspect wall mounted heater ceiling light point internal door through to bathroom and mezzanine level kitchen with a range of high and low fitted kitchen units with contrasting worksurfaces and splashback tiling space for electric oven plumbing for automatic washing machine stainless steel sink and drainer unit ceiling spotlights



SHOWER ROOM

5' 8" x 5' 2" (1.73m x 1.57m) Shower room suite comprising of low-level WC sink cabinet unit and shower cubicle UPVC double glaze window splashback tiling ceiling light point wall mounted heater

INNER HALLWAY

Inner hallway with paddle stairs to a mezzanine level.

MEZZANINE LEVEL

14' 7" x 5' 3" (4.44m x 1.6m) Mezzanine level ideal for bedroom area ceiling light point Velox window storage area and power points

EXTERNAL

Use of communal parking area

DISCLAIMER.

Tenure
Annual Ground Rent
Annual Ground Rent Review Period
Service Charge
Annual Service Charge Review Period
Council Tax Band
EPC Rate

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FREEHOLD/LEASEHOLD

Stepping Stones have no access to documentation which confirms the tenure of the property.
Should you proceed with the purchase of this property these details must be verified by your Solicitor.

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