



## Flat 6 The Heaton, 63a Didsbury Road, Heaton Mersey, Stockport, SK4 2BA

£220,000

- Delightfully Spacious Penthouse
- Fitted Kitchen with Quality Appliances and Units
- Two Good Sized Bedrooms
- Exceptionally Convenient Location
- Open Plan Living/Dining/Kitchen
- Luxury Villeroy & Boch Bathroom & En-Suite
- Allocated Parking
- MUST BE VIEWED

# 63a Didsbury Road, Stockport SK4 2BA

Spacious and Well Presented Penthouse. Two Double Bedrooms. Villeroy & Boch Bathroom and En-Suite with Porcelanosa Tiling. Open Plan Living/Kitchen/Diner. Quality Integrated Fitted Kitchen. Two Balconies. Allocated Parking. Exceptionally Convenient Location. Must Be Viewed!



Council Tax Band: B



## A Large Penthouse With Balcony Views

This second floor penthouse apartment offers so much more than many conventional flats. Firstly, its larger than most standard affairs. Just as importantly is the fact that it is a contemporary home with stylish appointments throughout.

The open plan living kitchen floods with natural daylight and the kitchen is fully fitted.

A real bonus is the first of two balconies which between them enjoy pleasing and exciting aspects East, West and South.

Additionally, there is an en-suite principle bedroom which denotes a higher standard of living.

Offered with dedicated parking, the location is above a retail store means all immediate shopping needs are on the doorstep - including freshly baked bread. Whilst you are within walking distance of Stockport and the exciting regeneration programme designed to make it one of the premier locations in the North West. This also means you are a short distance from the motorway, the international airport, the mainline railway stations and the Metrolink - its a commuters dream. Of course, Heaton Mersey, Heaton Moor and Didsbury with their boutique shops, top class eateries, wine bars and renown drinking hostels is no less an attraction.

Offered with vacant possession, this is a home that embraces a quality lifestyle.

### Communal Entrance

Audio Entry system, entrance door, individual letter boxes, stairs up to all floors

### Private Entrance Hall

Phone entry system. Central heating radiator, doors to living kitchen, both bedrooms and bathroom. laminated flooring.

Door to handy storage/utility cupboard with Hotpoint washer/dryer. Shelving over

## Living/Dining/Kitchen

23'1" x 13'6"

Maximum measurements.

Open plan room, exceptionally well presented.

Double glazed windows to the front/side elevations, central heating radiator. Laminated flooring, double glazed door to the front balcony.

Open to kitchen area with a range of quality fitted units comprising: Inset stainless steel bowl and drainer with chrome mixer tap, cupboards below, further base, drawer and eye level units. Integrated fridge/freezer, and dishwasher. Built in Zanussi four ring gas hob with Zanussi electric oven below, feature splashback and Electrolux integrated extractor.

Wall mounted cupboard housing boiler.

Worksurface with matching upstand.

Please note there is a free standing breakfast bar with matching cupboard that currently that the current owners plan to take with them, but it is being offered under separate negotiation.

## Bedroom One

13'0" x 10'2"

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

Bank of free standing floor to ceiling wardrobes. Door to en-suite.

## En-Suite

Quality Villeroy & Boch suite comprising: Double shower cubicle, floating wash hand basin with mixer tap and WC with concealed cistern. Porcelanosa tiled splashbacks, tiled floor, mirror fronted bathroom cabinet, heated towel radiator

## Bedroom Two

11'5" x 10'1"

Further double bedroom. Double glazed door with frosted glass to the side balcony, central heating radiator

## Bathroom

7'2" x 6'2"

Quality Villeroy & Boch three piece bathroom suite comprising: Panelled bath with mixer tap, floating wash hand basin with mixer tap and WC with concealed cistern. Porcelanosa tiled splashbacks, two bathroom cabinets and wall mounted mirror. Heated towel radiator, tiled floor.

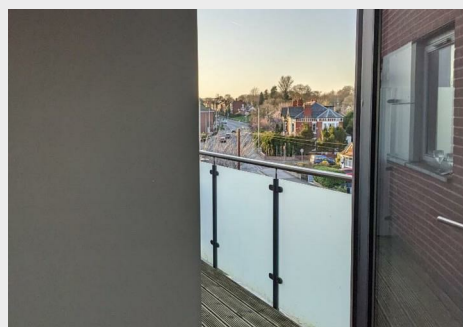
## Balconies

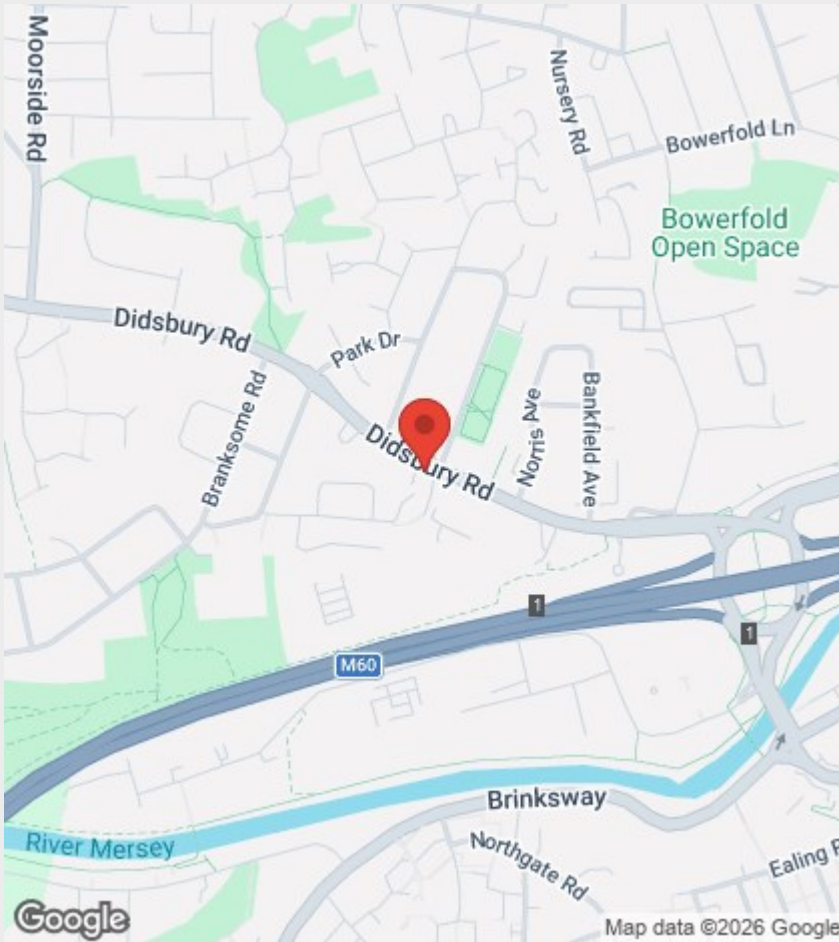
There are two balconies at this property with with East, West and South aspects.

## Outside

Allocated parking.







## Directions

## Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>78</b>
(55-68) <b>D</b>		
(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	

