



161c Didsbury Road, Heaton Mersey, Stockport, SK4 2AE

Guide Price £160,000

- Spacious Top Floor Apartment
- One Double Bedroom
- Well Presented Throughout
- Fully Fitted Kitchen with Integrated Appliances
- Bathroom with White Suite
- Convenient Location - Ideal for Commuters
- Spacious Dual Aspect Living Diner
- Communal Garden and Parking
- NO VENDOR CHAIN

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NO VENDOR CHAIN. Spacious Top Floor Apartment. Living Diner with Dual Aspect. Quality Fully Integrated Kitchen. Modern White Bathroom. Double Bedroom. Connecting Split Level Landing. Communal Gardens and Communal Car Park. Convenient Location. Ideal for Commuters. Must Be Viewed



Council Tax Band: A



Nestled in the charming area of Heaton Mersey, Stockport, this delightful apartment on Didsbury Road offers a perfect blend of comfort and convenience. Ideal for individuals or couples.

The apartment boasts a spacious reception room, which serves as a welcoming space for entertaining guests or enjoying quiet evenings at home. The layout is thoughtfully designed to maximise space and light, creating an inviting atmosphere throughout.

Completing the accommodation is the fully integrated breakfast kitchen, a double bedroom and a modern bathroom, equipped with essential amenities to cater to your daily needs.

Situated in a desirable location, this apartment benefits from excellent transport links and local amenities, making it an ideal choice for those seeking a vibrant community with easy access to the wider area.

This property presents a wonderful opportunity for anyone looking to embrace a comfortable lifestyle in a sought-after neighbourhood. Do not miss the chance to make this charming apartment your new home.

Communal Entrance

Letter boxes, stairs to all floors

Private Entrance

Stairs to landing

Landing

Split level connecting landing giving open access to the living diner, doors to kitchen, bedroom and bathroom. Open balustrades to stairwell. Door to handy storage cupboard with shelving.

Living Diner

18'5" x 14'7" max

'T' Shaped room. 18'5" to 8'4" x 14'7" to 8'7"

Open plan dual aspect room with double glazed windows to the front and

side elevations with far reaching views. two contemporary vertical radiators. Loft access hatch

Breakfast Kitchen

11'7" x 11'6"

Attractive fitted kitchen with a good range of units comprising: Circular stainless steel sink unit with drainer and mixer tap, cupboards below, further base, drawer and eye level units with oak wood block work surfaces and mosaic tiled splash backs. Built in Lamona stainless steel five ring gas hob with stainless steel extractor hood over, Lamona electric double oven/grill, Bosch fridge/freezer, Lamona wine cooler and Hotpoint dishwasher. Separate matching base unit with wood block work surface housing Hoover automatic washing machine. (no appliances have been tested). Eave storage cupboard housing Ideal combi boiler. Double glazed window to the side elevation. Sloping ceiling to eaves. Space for breakfast table and chairs.

Bedroom

12'8" x 11'6" to 10'4"

Double glazed window overlooking the rear garden. central heating radiator, free standing wardrobe. Loft access hatch with pull down ladder

Bathroom

6'2" x 5'8"

Modern white three piece bathroom suite comprising: Panelled bath with mixer tap, shower attachment and shower screen, pedestal wash hand basin with mixer tap, low level WC. Tiled splashbacks. Chrome heated towel radiator

Outside

Front garden with plans and shrubs, path around the side of the property and driveway to the other side giving access to the rear garden with lawned area and mature plants, shrubs and trees. Wall divide to parking area.

IMPORTANT INFORMATION

Leasehold 999 years from 3/10/84 - 29/12/2982. 957 years remain.

Service Charge. There has been a change of management company and an interim service charge of £250.00 per month was agreed. The service charge is to be discussed at the management meeting in May when the new budget will be disclosed. The vendor believes the service charge will be around £225 pm. This is provisional figure and the final decision will be made once the the budget has been looked into.

The service charges are decided mutually by all leaseholders together to keep the property not only legally compliant, but also in top notch condition. It covers Gardner, Window Cleaner, Communal area Carpet and other cleaning, Utility bills [communal], Fire/Smoke alarms, emergency lighting etc, and of course, Building Insurance, Liability insurance, and any repairs that are not covered by insurance are all covered by the service charge, such as roofs, walls and any thing attached to the walls [excluding contents], drains, gutters, car-parking area etc.

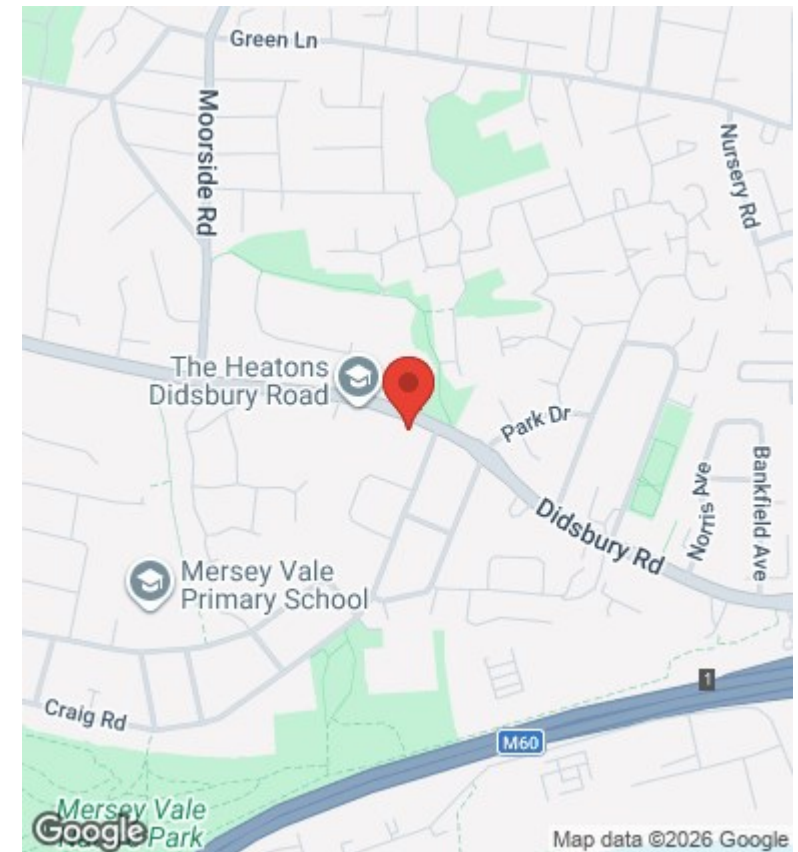
Ground Rent £10 per annum







Whilst every attempt has been made to ensure the accuracy of the floorplan (outlined text, measurements of doors, windows, rooms and any other areas) are appropriate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, appliances 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

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		