JOULES
Estate Agents







587 Didsbury Road, Heaton Mersey, Stockport, SK4 3AS

Guide Price £340,000

- Three Bedroom Semi Detached
- Spacious Lounge/Dining Room
- Double Glazing and Gas Central Heating
- Off Road Parking to Rear
- Liveable with Potential for Improvement.
- No Vendor Chain - Must Be Viewed

450 Didsbury Road, Stockport, Cheshire, SK4 3BS
0161 432 0432

sales@joulesestateagents.com
https://www.joulesestateagents.com/

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Three Bedroom Semi Detached. Off Road Parking. Gardens to the Front and Rear. Ideal for a Buyer looking to Put Their Own Stamp on a Property.
Modern Shower Room and Downstairs Cloak Room. Spacious Lounge/Dining Room.
Modern Kitchen. No Vendor Chain - Must Be Viewed!

3 1 1 C

Council Tax Band: C





Joules bring to the market the ideal property for putting your own stamp on. This property is clearly liveable in its current condition with modern kitchen and shower room, double glazing and central heating, but offers the opportunity to add the final touches to make you own special home.

Briefly comprising: Entrance porch, hallway, spacious lounge/dining room, kitchen and utility/cloakroom. Venturing upstairs you will find three bedrooms and a shower room with four piece suite.
There are gardens to both the front and back being heavily stocked with an abundances of plants, flowers, shrubs and trees. There are also double gates to the rear garden and a driveway providing off road parking. The garage has been sub-divided to provide a storage area and the aforementioned utility/cloak room.

Situated in the highly sought after area of Heaton Mersey, which is renowned for its convenience along with all the wonderful facilities of village, town and city close to hand . Well positioned to provide easy access to the M60 and M56 motorways and A34 Kingsway along with East Didsbury Metro Station and Manchester Airport is approximately 25 minutes drive away. Mersey Vale Nature Park and Heaton Mersey Common are both a short stroll away with over 11 acres of woodland walks. For family buyers there are reputable local primary and secondary schools within walking distance.

Tenure : Leasehold with a 940 years remaining Ground rent £16.00 pa
Council Tax Band C

Entrance Porch
Double glazed entrance porch with obscure glass. PVC door to hallway with window to side. Tiled floor.

Entrance Hall
Hallway with central heating radiator, doorway to kitchen and door to lounge. Turned staircase to the first floor, double glazed window to side elevation
Large understairs storage cupboard with shelving

Lounge/Dining Room
20'1" x 13'9" into bay to 11'9"
Spacious room with double glazed bay window overlooking the rear garden and further double glazed window and door opening on the the rear porch. Feature fireplace housing living flame coal effect gas fire. two central heating radiators, door to utility/cloakroom

Kitchen
7'9" x 7'8"
Fitted kitchen comprising: Single drainer stainless steel sink unit with mixer tap, cupboard below, further base, drawer and eye level units. Fitted stainless steel gas hob with electric fan assisted oven below. Stainless steel chimney style cooker hood. Recess for a fridge freezer, plumbing and access for an automatic washing machine. Work surfaces with tiled splashbacks. Double glazed window to the front elevation

Utility/Cloak Room
7'3" x 7'2"
Space taken from the garage.
Modern white two piece suite comprising: Low level WC and pedestal wash hand basin with mixer tap. Mirrored bathroom cabinet, central heating radiator, double glazed window with obscure glass to the side elevation. Plumbed and access for an automatic washing machine. Door to former garage/store

Rear Porch
7'6" x 3'4"
Double glazed rear porch giving access to the rear garden

First Floor

Stairs and Landing
Turned staircase to first floor. doors to all first floor rooms, access hatch to loft space

Bedroom One
11'9" x 11'7" max
Double glazed window overlooking the rear garden, central heating radiator, free standing robes and matching chest of drawer unit

Bedroom Two
11'9" x 9'0"
Double glazed window overlooking the rear garden, central heating radiator

Bedroom Three
6'4" x 7'9" (plus door recess)
Double glazed window to the front elevation, central heating radiator

Shower Room
Modern four piece bathroom suite in white comprising: Low level WC, bidet, pedestal wash hand basin with mixer tap and shower cubicle. Fully tiled walls, double glazed window with obscure glass to the front elevation, central heating radiator and chrome heated towel radiator. Built in airing cupboard housing Alpha combi boiler

Outside

Front Garden
Well stocked front garden with mature plants, flowers and shrubs. Gate to side giving access to the rear garden

Rear Garden
Enclosed rear garden with an abundance of mature plants, flowers and shrubs. Double timber gates to driveway providing off road parking.

Store/Former Garage
7'9" x 7'8"
Former garage has been sub-divided to provide storage space approached from the rear garden











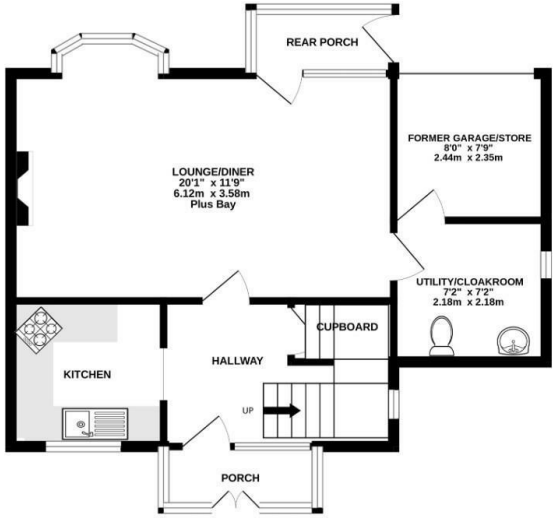




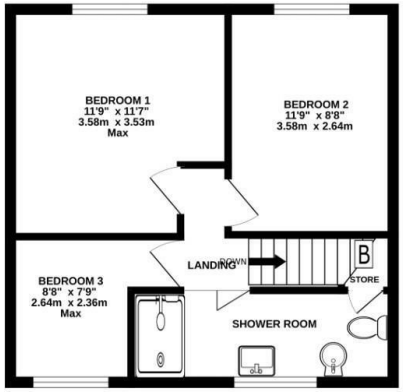




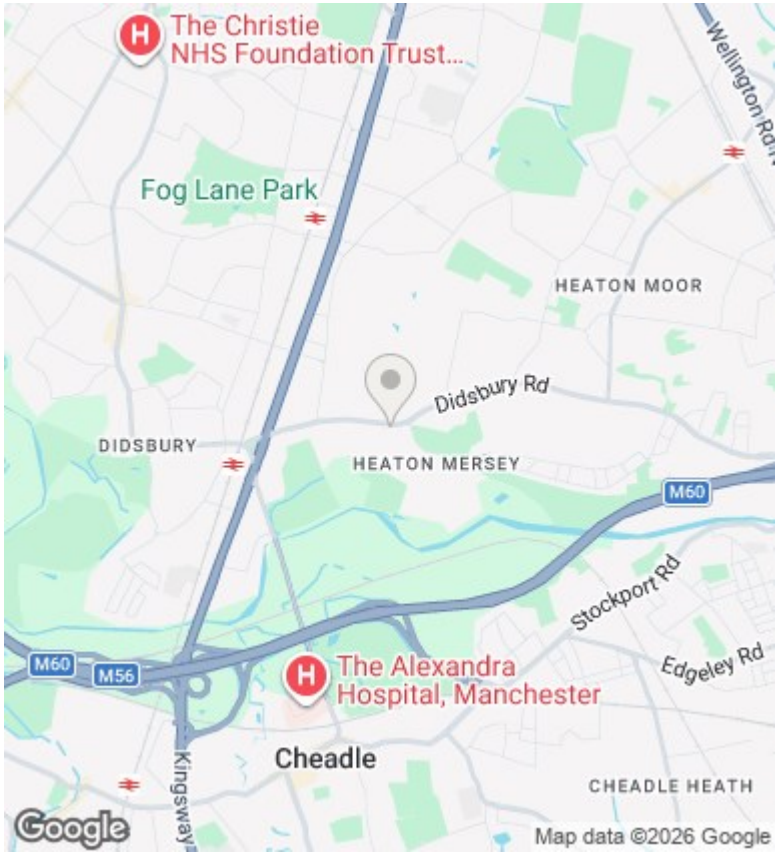
GROUND FLOOR



1ST FLOOR



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Directions

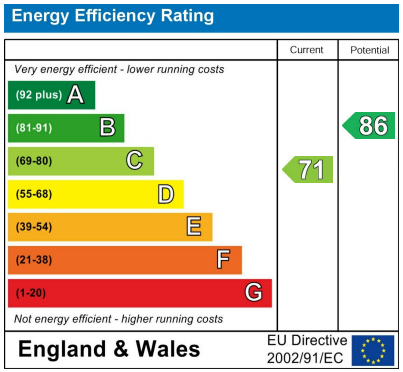
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Viewings

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

Council Tax Band

C



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