JOULES
Estate Agents

2 Kentmore Close, Stockport, SK4 3AL

Guide Price £260,000

- Beautifully Presented Ground Floor Apartment
- Fitted Kitchen with Built in Oven & Hob
- Delightful Garden and Conservatory
- Attractively Decorated Throughout
- Two Bedrooms & Modern Shower Room
- Single Garage En-Bloc

450 Didsbury Road, Stockport, Cheshire, SK4 3BS
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Delightful Two Bedroom Ground Floor Apartment. Exceptionally Well Presented Throughout. Own Entrance. Private Good Sized Enclosed Rear Garden. Conservatory with Under Floor Heating. Garage En-Bloc. Must Be Viewed.

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Council Tax Band: B

IS IT A HOUSE OR AN APARTMENT
The truthful answer is it is a stunning two bedroom, ground floor apartment. But, here is a question; how many apartments can you extend? Well this one already has a large conservatory that has been added to create a dining/breakfast room and you could extend further. How many apartments have their own private entrance and not a possible unwelcome communal hallway? This one does. What about your own private enclosed garden? Very few, or very few when you compare what is on offer with this home. These are genuinely significant differences from the norm. Yet, there is still so much more; you also get a garage which is rare in many multiple blocks of flats. Externally, it has the appearance of a mews development, whilst the location , at the head of a cul-de-sac just around the corner from the many acred woodland of Heaton Mersey Common, is a perfect setting. Notably, you are within walking distance of the village centre and of the Metrolink and East Didsbury train station, let alone all the principal bus routes. The motorway network, the main Manchester to London line and the international airport are only a short drive away.

So, is it a house or an apartment? In truth it is a loved and cared for home, totally enjoyed by the current owners for everything we have told you about it.

Entrance Hall
'L' shaped hall with attractive flooring. Large understairs storage cupboard with coat hooks and shelf, further large hall robe/storage with clothes hanging rail and shelf. Doors to lounge, both bedrooms and shower room

Lounge
14'4" x 11"2
Well presented and tastefully decorated lounge. Feature fireplace. Oak panelled flooring and oak skirting boards. Double panel radiator. Oak doors to kitchen and hall. UPVC double glazed sliding door to conservatory.

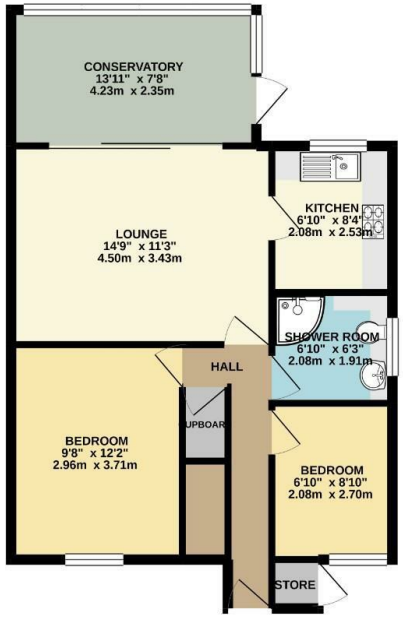
Kitchen
9'1 x 7'10
Fitted kitchen with a range of base, wall and drawer units with contrasting worktops and tiled splash backs. Stainless steel sink single drainer sink unit with swan neck mixer tap. Stainless steel four ring gas hob with stainless steel extractor hood above. Belling electric oven. Worcester combi boiler. Plumed for automatic washing machine. Knee hole breakfast area. Tiled floor. Fitted spotlights. Double panel radiator. UPVC double glazed window overlooking the rear garden

Conservatory
14' x 7'8
Pleasant double glazed conservatory overlooking the rear garden, LVT flooring and underfloor heating.

Shower Room
6'7 x 6'3
Modern fitted shower room with white suite comprising: Shower cubicle with mains fed shower. Low level WC. Vanity units with cupboards and drawers, wash hand basin with mixer tap and low level WC. Mirrored bathroom cabinet. Chrome heated towel radiator. UPVC double glazed window with opaque glass to the side elevation

Outside
Pleasant garden being predominantly lawned with mature borders housing an abundance of plants, flowers, shrubs and trees. Patio areas, bin store to the side of the property with gate leading to the front elevation. Fenced boundaries

GROUND FLOOR
627 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 627 sq.ft. (58.3 sq.m.) approx.

Whilst 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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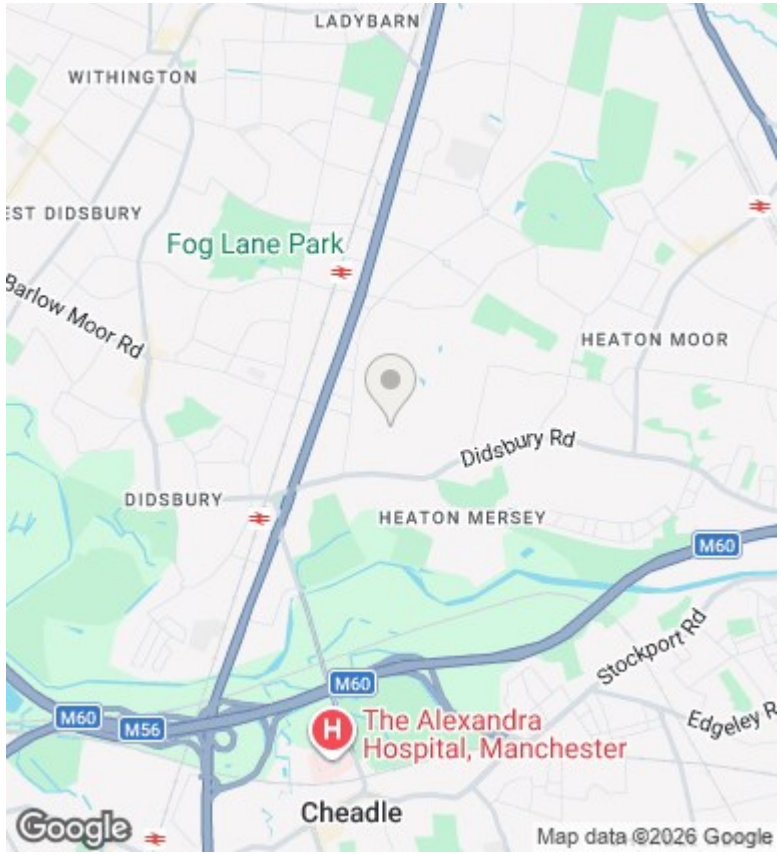


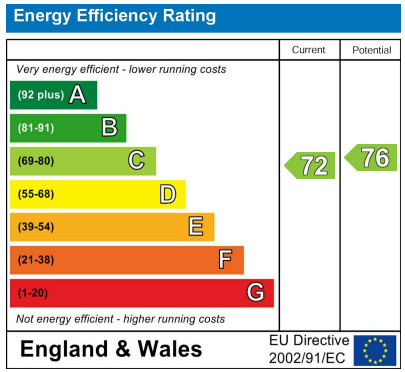
Directions

Viewings

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

Council Tax Band

B



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