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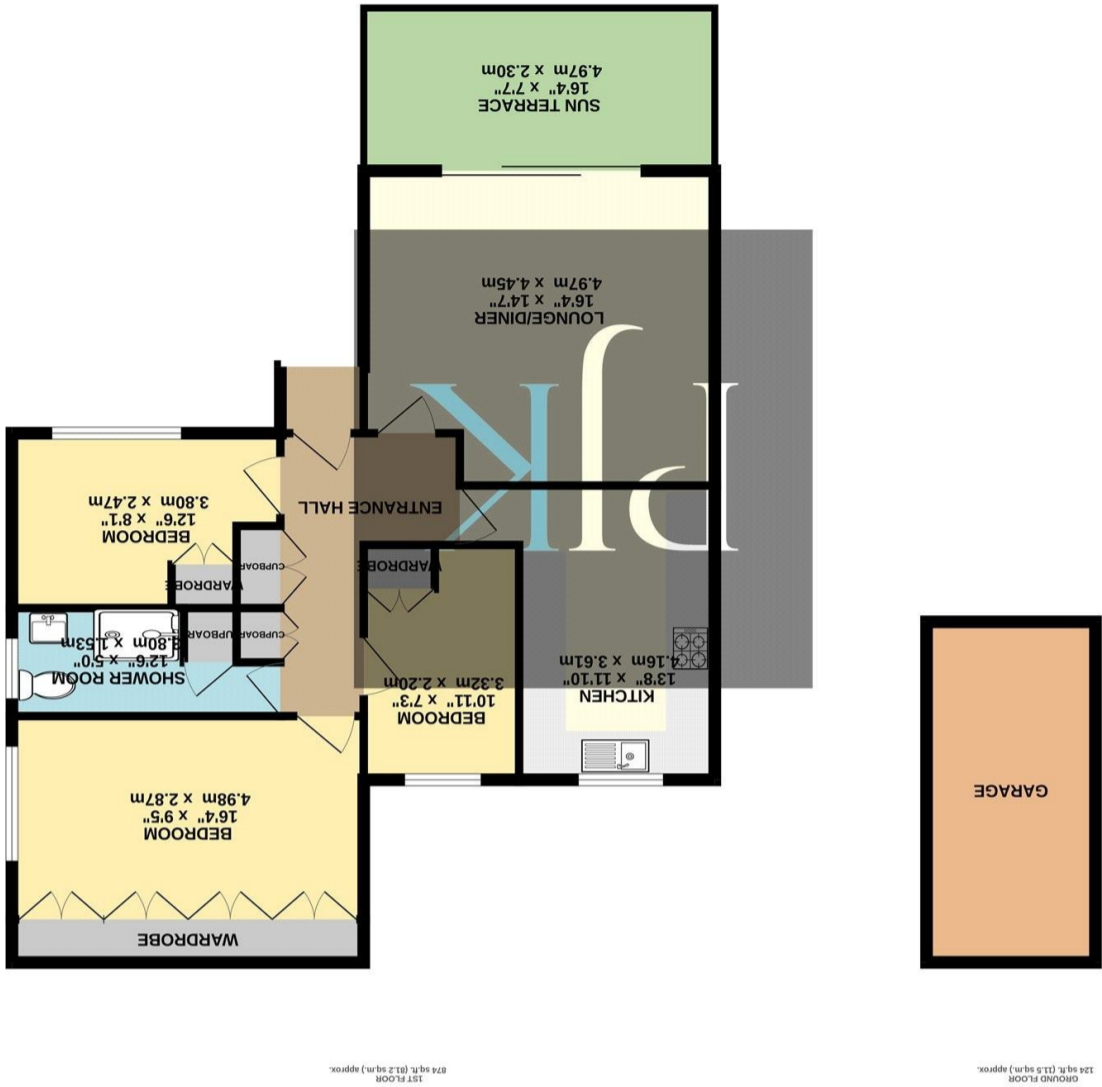


Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	74C	74C
81-91	B		
92+	A		



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other area 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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GUIDE PRICE £315,000

A generously proportioned three-bedroom first floor apartment, offering well-presented accommodation extending to approximately 1,024 sq ft, ideally positioned on a quiet residential avenue within easy reach of local amenities, reputable schools and excellent transport links, including East Didsbury Metrolink station.

The accommodation begins with a welcoming entrance hallway which leads through to a bright and spacious living room. This impressive reception space benefits from excellent natural light via large sliding patio doors and provides direct access onto a generous balcony, offering an ideal spot for outdoor seating and enjoying the warmer months.

The kitchen is accessed from the internal hallway and is fitted with a range of modern wall and base units, complemented by an integrated oven and hob, with ample space for additional white goods.

The apartment offers three well-proportioned bedrooms, comprising two comfortable double bedrooms with space for freestanding furniture, alongside a further generously sized single bedroom which would be ideal as a home office, nursery or guest room. These rooms are served by a modern shower room suite featuring a large shower enclosure, wash basin and WC.

Externally, the property benefits from off-road parking to the front along with a private garage, providing valuable storage or additional parking. The development is set within a highly convenient location just moments from a range of shops, cafés, bars and restaurants, alongside excellent commuter links into Manchester and the surrounding areas.

1024 gross sq ft
Tax Band: C
Leasehold

"A deceptively spacious three-bedroom apartment situated within strolling distance of amenities and East Didsbury Metrolink station"

