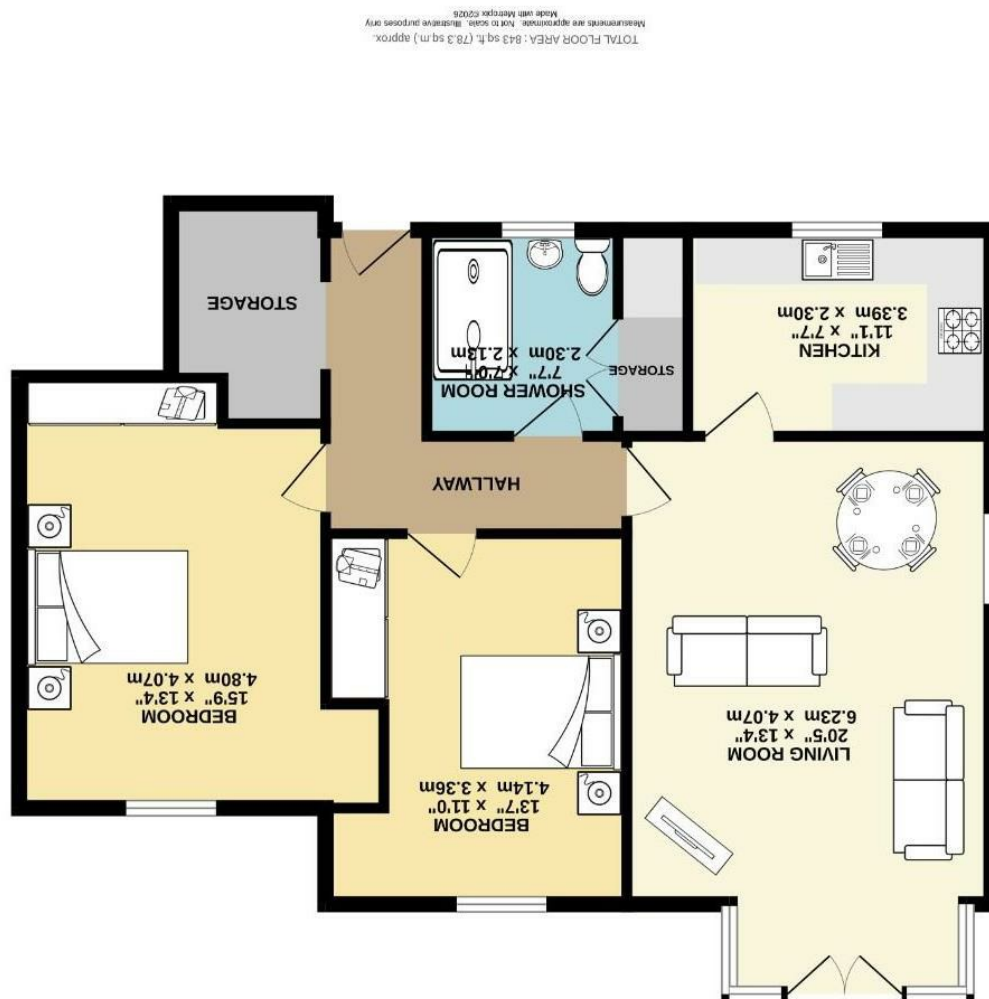


Fishwick are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.



GROUND FLOOR  
843 sq. ft. (78.3 sq. m.) approx.





Mersey Road, Heaton Mersey  
SK4 3BJ

£260,000



### The Property

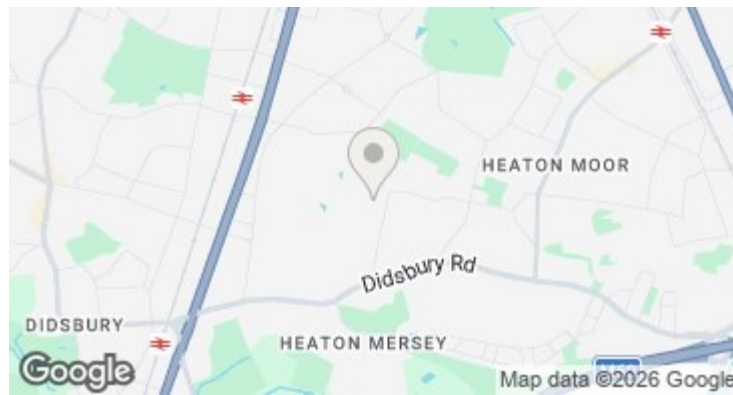
A larger than average ground floor apartment with two excellent double bedrooms and well presented living space throughout, extending over 800 sq ft.

Numerous noteworthy features include a light & spacious lounge/dining room with French doors and open views over the communal gardens and Heaton Mersey Common, a separate modern kitchen, tiled shower room, master bedroom with ample fitted wardrobe space and a second double bedroom, both with views over the gardens, and also a large storage room which has previously been used as an office space. In addition, there are modern electric heaters and double glazed windows. Externally there is residents parking.

The property forms part of Woodheys, which is a popular purpose built development in Heaton Mersey and backing onto Mersey Common, being a great location and within easy reach of Didsbury, Heaton Mersey, local schools, East Didsbury tram stop and train station.

### Directions

SK4 3BJ



- Popular Woodheys development
- Backing onto Mersey Common
- Lovely ground floor apartment
- Living room with dual aspect
- French doors to the communal gardens
- Modern kitchen & shower room
- Two excellent double bedrooms
- Fitted wardrobes
- Residents parking
- Convenient location

Postcode - SK4 3BJ

EPC Rating - E

Floor Area - 843.00 sq ft

Local Authority - SMBC

Council Tax - B

