



72 Didsbury Road

Norris Bank, Stockport, SK4 2JL

- 2 DOUBLE BEDROOMS
- GARDEN
- OFF ROAD PARKING
- LUXURY BATHROOM

Offers In Region Of £239,950

EPC Rating '64'





Property Description

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

12' 7" x 3' 6" (3.84m x 1.07m) Single panel radiator. Period coving and corbels.

LOUNGE

12' 0" x 11' 7" (3.66m x 3.53m) TV aerial, cable and telephone point. Feature fireplace with stone hearth. Stripped and stained floor boards. Coving and ceiling boss. Double panel radiator. UPVC double glazed window to side and front bay.

DINING ROOM

13' 1" x 12' 9" (3.99m x 3.89m) Exposed brick chimney breast. Stripped and stained floorboards. Double panel radiator. 2 x UPVC double glazed windows.

KITCHEN

11' 0" x 7' 9" (3.35m x 2.36m) A range of base, wall and



drawer units with contrasting worktops and tiled splash backs. A superb range cooker (subject to negotiation). Double enamel sink with mixer tap. Integrated fridge, freezer and washing machine. Gas combi central heating boiler housed in matching cupboard. Tiled floor. Under floor heating. UPVC double glazed window and rear entrance door.

CELLAR

10' 3" x 10' 2" (3.12m x 3.1m) Main cellar chamber with laminate floor. UPVC double glazed window. Meter cupboards. Power and light. Separate chamber providing storage.

FIRST FLOOR

LANDING

12' 7" x 5' 2" (3.84m x 1.57m) Measurement includes staircase. Access to loft. Alarm control pad.

BATHROOM

10' 11" x 7' 9" (3.33m x 2.36m) Luxury fully tiled bathroom with walk in mains fed shower with shower screen. Freestanding oval bath with upstand mixer tap. Vanity unit with two wash bowls with mixer taps. White towel radiator. Inset spotlights. UPVC double glazed window with opaque glass.

MASTER BEDROOM

15' 11" x 12' 0" (4.85m x 3.66m) Feature fireplace. Tiled floor with under floor heating. False ceiling with inset spotlights. TV aerial point. 2 x UPVC double glazed windows.

BEDROOM TWO

11' 4" x 10' 4" (3.45m x 3.15m) Built in cupboard. Picture rail. Feature fireplace. Double panel radiator. UPVC double glazed window.

EXTERNAL

FRONT

Pattern imprinted concrete forecourt providing off road parking.

SIDE

Lawned garden.

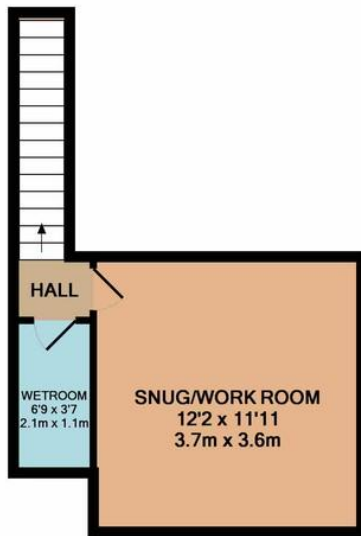
REAR

A paved courtyard with gate leading to rear garden with is mainly lawn with a raised patio area. The courtyard and garden are separated by a communal walk way.

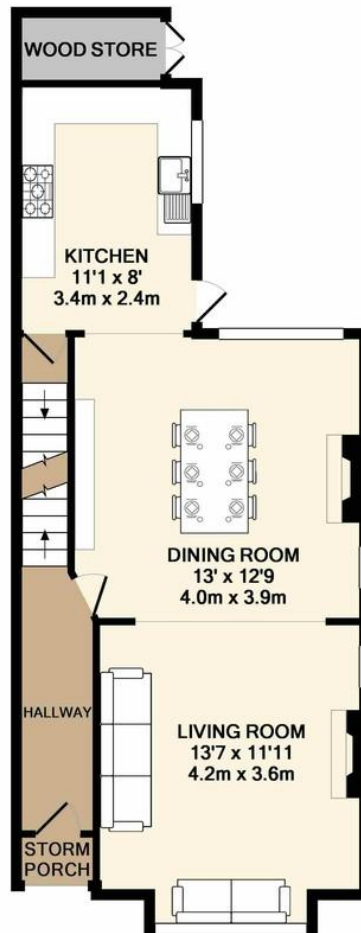




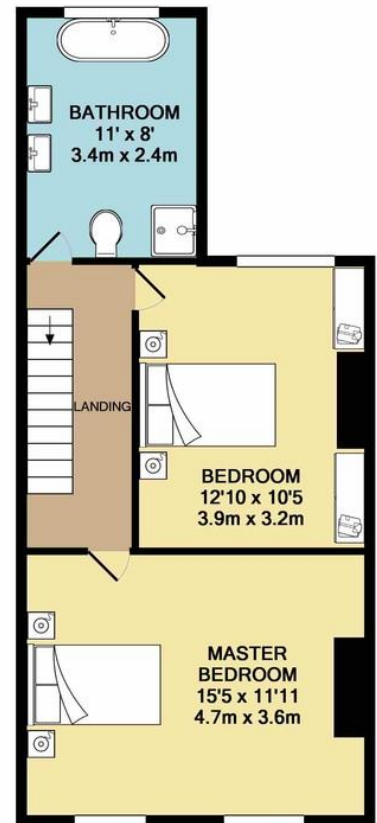




BASEMENT LEVEL
APPROX. FLOOR
AREA 206 SQ.FT.
(19.2 SQ.M.)



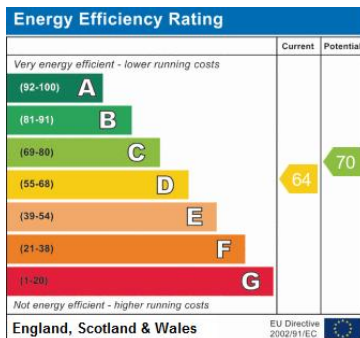
GROUND FLOOR
APPROX. FLOOR
AREA 503 SQ.FT.
(46.8 SQ.M.)



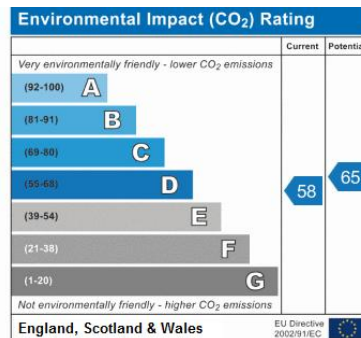
1ST FLOOR
APPROX. FLOOR
AREA 458 SQ.FT.
(42.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1168 SQ.FT. (108.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



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