

**Harwood Court,  
Harwood Road**

**bridgfords**

Countrywide



**Offers Over £82,000**

# Flat 37, Harwood Court, Harwood Road, Heaton Mersey, Stockport,

A great way to get on the property ladder for first time buyers, or a super opportunity for rental investors alike!! Announcing this great example of a ground floor one bedroom studio apartment, complete with modern styled refitted kitchen and recently appointed modern bathroom. Warmed by modern electric storage heaters, and in a very convenient and sought after location. Parking for residents and visitors alike, this apartment is available with no chain.

**Entrance Hall** Laminate flooring. Intercom handset. Wooden door to front access through to the communal entrance. Coving. Storage cupboard with plumbing for a washing machine.

**Lounge/Bedroom 4.83m x 4.17m (15'10" x 13'8").** Laminate flooring. Telephone socket. Television socket. Two electric storage heaters. UPvc double glazed window to the rear elevation. Coving. Doorway through to kitchen. Door through to entrance hall. Water tank cupboard. Double wardrobe with hanging rail and over head units.

**Kitchen 2.39m x 1.32m (7'10" x 4'4").** A range of new hi gloss base and eye level units with contrasting dark marble effect hi gloss roll edge washable work surfaces. Stainless steel sink with mixer tap. UPvc double glazed window to the front elevation. Space for

an electric cooker with extractor hood with lighting over. White tiled splash backs. Dark coloured ceramic tiled floor. Coving.

**Bathroom** New white modern three piece suite comprising W.C. with push button flush, wash basin with mixer tap and panelled bath with mixer tap and Triton Ivory II shower over. Black and white fully tiled walls. Dark coloured ceramic tiled floor. Frosted double glazed window to the front elevation. Coving. Wall mounted electric fan heater. Wall mounted light with shaver point.

**Directions:** From our Heaton Moor Office proceed towards Heaton Mersey. At the cross roads turn right onto Thornfield Road and proceed along this road until the traffic lights at the junction of Mauldeth Road. Turn left on to Mauldeth Road and at the traffic lights at the junction of Didsbury Road turn right. Proceed along Didsbury Road for a short distance and turn right on to Harwood Road, where the property can be found clearly marked by our distinctive red and white Bridgfords For Sale sign.

Please note that it is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. Bridgfords Countrywide, their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. All measurements or floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. The tenure of this property must be confirmed by the Vendor's Solicitor, who is yet to be appointed. In particular no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details. This material is protected by the laws of copyright. The owner of the copyright is Countrywide Estate Agents. This property sheet forms part of our database, and is protected by the database rights and copyright laws. No unauthorised copying or distribution without permission.



**www.bridgfords.co.uk**



115 Heaton Moor Road, Heaton Moor, Stockport, SK4 4HY  
t: 0161 442 5518 f: 0161 442 4070 e: heatonmoor@bridgfords.co.uk

B590 Printed by Ravensworth Digital 0870 112 5306