



Didsbury Road, Heaton Mersey, SK4 3AJ

Heaton Mersey

Offers Over
£300,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Situated on Didsbury Road, this three-bedroom semi-detached property offers an excellent opportunity for buyers looking to create a home in one of South Manchester's most well-connected and desirable areas.

Perfectly positioned within easy reach of Didsbury and Heaton Moor, the property benefits from a vibrant mix of independent cafés, bars, and restaurants, as well as convenient access to everyday amenities. Leisure and entertainment are just moments away at Parris Wood Entertainment Centre, offering cinemas, gyms, and dining options.

The accommodation comprises:

Three well-proportioned bedrooms

Family bathroom to the first floor

Spacious open-plan lounge and dining area

Kitchen

Enclosed rear garden

Off-road parking via a driveway

This home presents a fantastic opportunity for buyers seeking a property with scope to modernise and add value. With solid fundamentals, generous living space, and an unbeatable location, it is ideal for first-time buyers, families, or investors alike.

This is a chance to secure a home in a highly sought-after area and truly make it your own.

EPC Rating 'D'

Any restrictions with the property? No

Any easements, servitudes or wayleaves? No

Are there any public right of ways? No

Are there any flood defences? No

Has there been any flooding in the last 5 years? No

Heating Supply? Gas

Roof Type - Tile

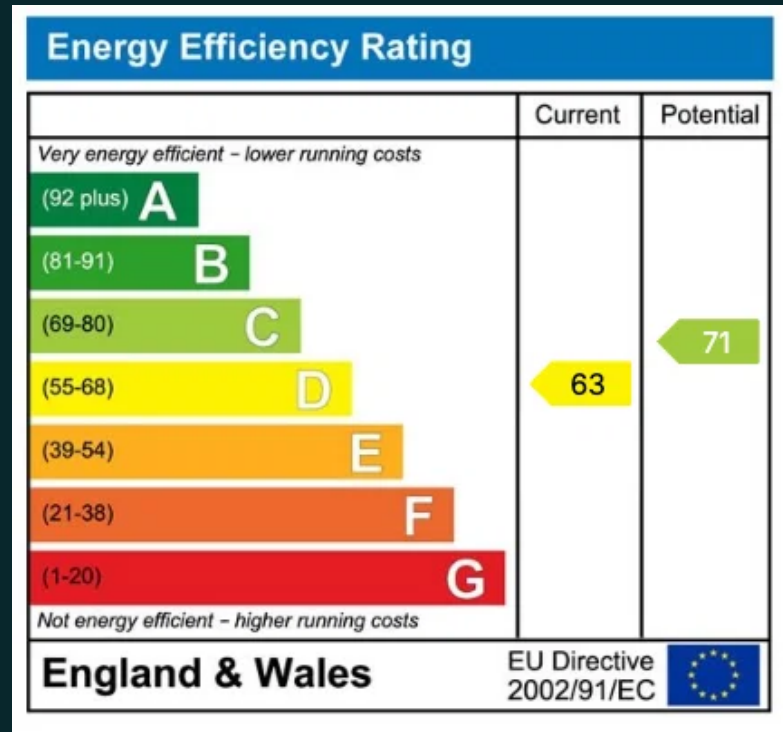
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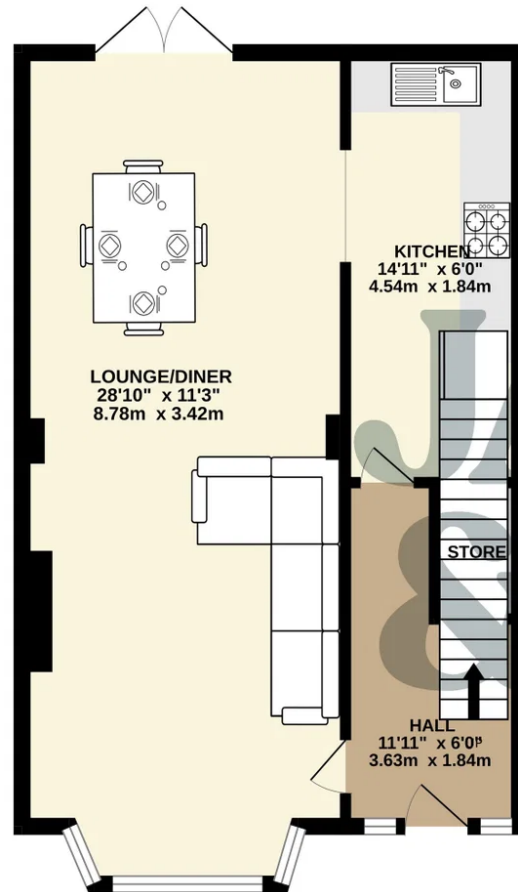


- Fantastic Location
- Great Transport links including Metrolink
- Ideal for investors or First time buyers
- Semi Detached property
- Well Proportioned Bedrooms
- Driveway and Garage
- Rear Enclosed Garden

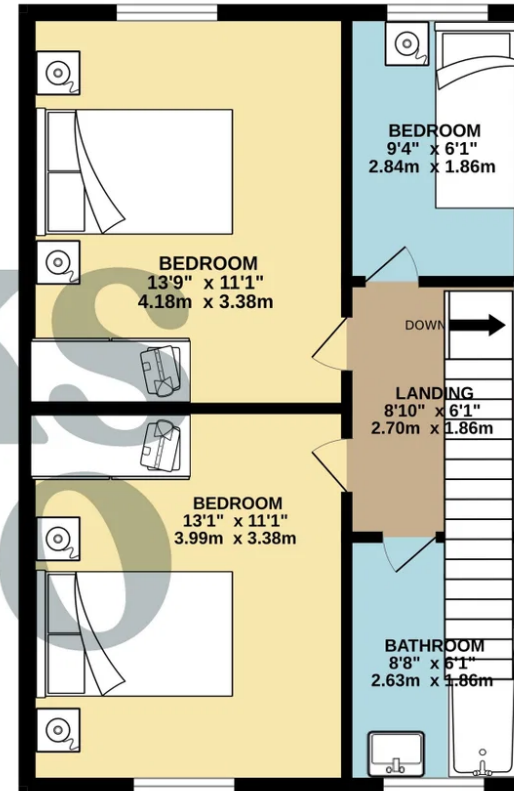




GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 933 sq.ft. (86.7 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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