These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect







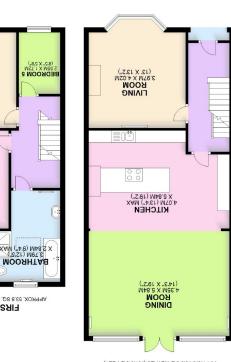
TOTAL AREA: APPROX. 219.6 SQ. METRES (2364.2 SQ. FEET)



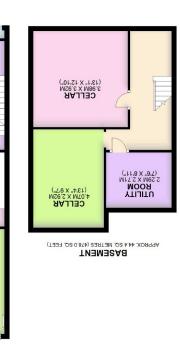


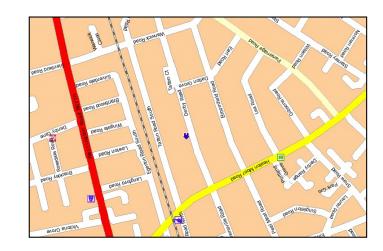






СВОПИВ ЕГООВ

















## Offers in the region of £750,000

A stunning five bedroom period home conveniently located within strolling distance of Heaton Moor's fantastic range of amenities, transport links and a selection of outstanding schools. Extending to a generous 2364 sq ft, this perfect family home has been beautifully renovated and extended, with specific attention given to modern details whilst retaining a host of original features. The ground floor opens in to a welcoming entrance hall revealing a staircase to the first floor and access to the ground floor rooms. A tastefully decorated and warm living room is situated to the front and is beautifully lit through a large bow window to the front. A stunning kitchen/dining room is situated to the rear and reveals a matching range of modern units with integrated oven, five ring gas hob, dishwasher and space for a large fridge/freezer. A sizeable dining area provides a perfect space to entertaining and overlooks the luscious rear garden and pens on to a raised decking area providing a perfect space for alfresco dining. Downstairs, a utility room is an ideal space to hide away the household chores whilst two large cellar chambers provide valuable storage. The first floor opens to a landing and boasts two double bedrooms and a generous single bedroom, each beautifully presented and all served by a four piece family bathroom suite including a bath, shower cubicle, wash basin and WC. A further flight of stairs reveals a further two double bedrooms and a well presented shower room. The second floor also reveals eaves storage currently used as a walk in wardrobe. Externally the property benefits from off road parking to the front whilst the rear reveals a generous garden with an expanse of lawn, well stocked plant beds and patio areas perfect for garden furniture creating a stunning and private space to enjoy. An early viewing of this beautiful family home is highly recommended!

2364 gross sq ft Tax Band: E

Service Charge: £ Rental: Approx. "A Stunning period family home boasting beautiful and generous accommodation throughout"









