

JULIAN
WADDEN



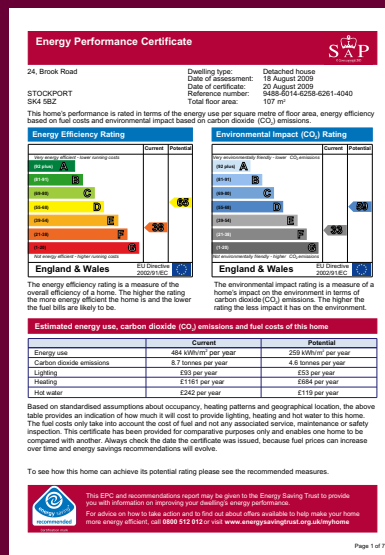


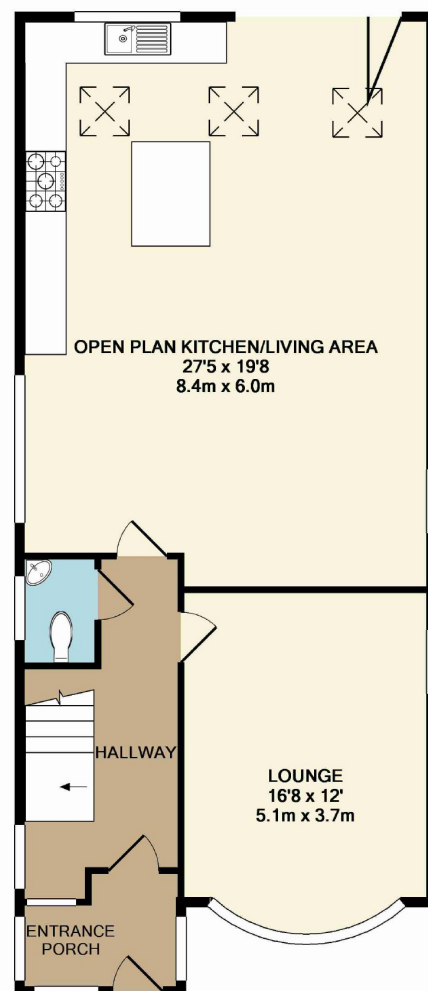
24 Brook Road Heaton Chapel



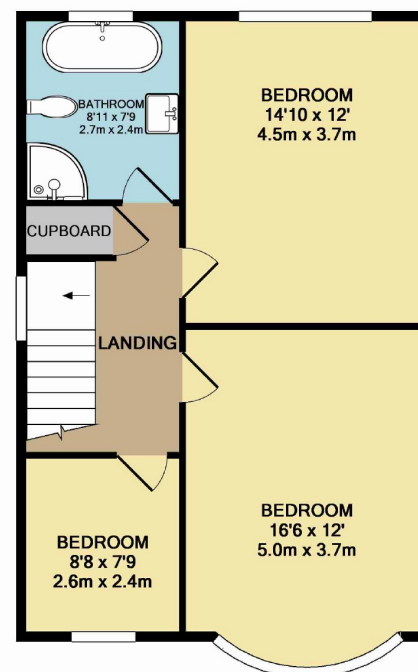
Guide price £470,000
 Square Footage: 1471
 Council Tax Band: E
 Tenure:
 Service Charge:N/A
 Sat Nav Directions: SK4 5BZ

An elegant three bedroom detached property which has been lovingly and stylishly refurbished by the present owners. This superb family home has been considerably extended to offer contemporary open plan living accommodation and briefly comprises: entrance porch, inviting hallway with WC off, bay fronted lounge with a beautiful feature cast iron fireplace and log burner, an impressive open plan living space with a stylish fitted kitchen and bi-folding doors overlooking the rear garden. Turning staircase to the first floor landing with storage cupboard off and doors to three well proportioned bedrooms (one currently used as a study) and bathroom with a stunning four piece suite. Externally there is a driveway to front accessed through an electric gate with a security intercom system. The rear offers a secluded picturesque lawned garden with large patio area partially covered by a wooden canopy, ideal for Summer BBQs! Located on a popular road within strolling distance to Heaton Moor Village and approx 8 minutes walk to the train station this fantastic family home is sure to attract a lot of attention.





GROUND FLOOR
APPROX. FLOOR
AREA 877 SQ.FT.
(81.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 594 SQ.FT.
(55.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1471 SQ.FT. (136.7 SQ.M.)
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Please note these particulars have been prepared as a general guidance only. A survey has not been carried out, nor services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. Floor plans are for guidance and illustration only and may not be to scale. Neither Julian Wadden & Co, nor the vendor, accept any responsibility in respect of these particulars and if there are any matters likely to affect your decision to buy please consult your legal representative.