

JULIAN
WADDEN



58 Cavendish Road Heaton Mersey



Offers in excess of £500,000

Square Footage: 1415

Council Tax Band: E

Tenure: Freehold

Service Charge:N/A

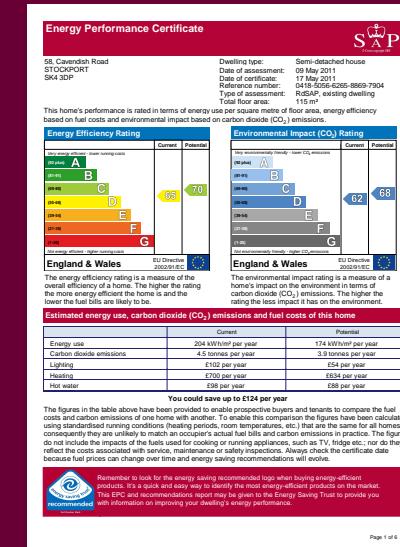
Sat Nav Directions: SK4 3DP

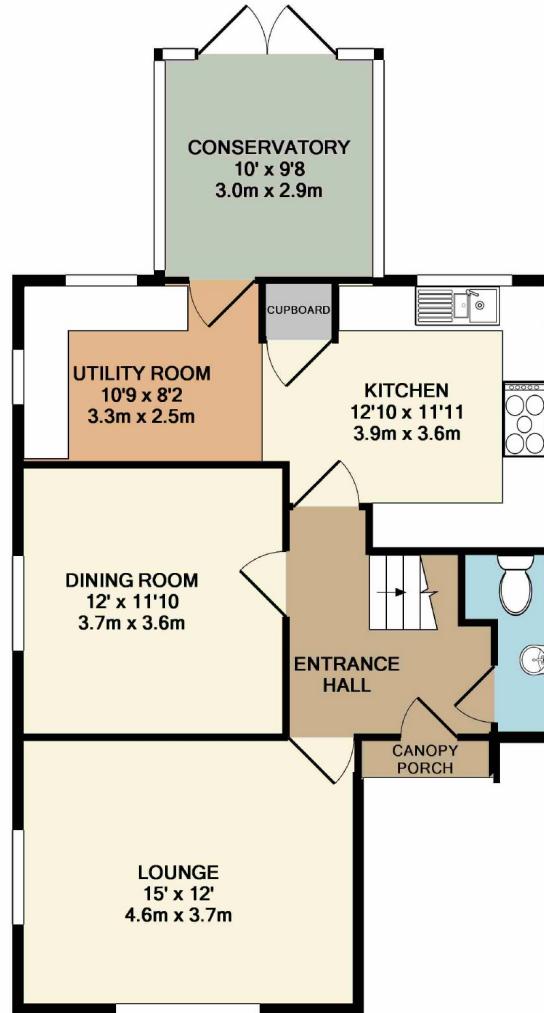
'Pleachway Corner' - A fabulous three double bedroom semi detached property forming part of the highly desirable Pleachway development within Heaton Mersey conservation area.

Finished to the highest of standards, the stylish accommodation in brief comprises: inviting entrance hall with WC off, light and spacious lounge with dual aspect windows, generous dining room, high specification fitted kitchen with granite work surfaces, utility room and conservatory looking over the stunning rear gardens.

Stairs rise to the generous first floor landing with access to a substantial master bedroom complete with bespoke fitted furniture, two further double bedrooms and an exquisitely finished family bathroom featuring a contemporary three piece suite and walk-in shower area.

Externally, this wonderful property occupies a lovely corner plot with gardens to three sides; formal gardens to the front with a feature lamp post which continue to the side and meet the picturesque rear gardens, beautifully landscaped and offering a paved patio ideal for a table and chairs. A detached garage and off road parking are found to the bottom of the garden and accessed from Pleachway its self. A fantastic opportunity to purchase a stunning family home on a popular development, ideally located for schools and amenities.





GROUND FLOOR
APPROX. FLOOR
AREA 761 SQ.FT.
(70.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 654 SQ.FT.
(60.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1415 SQ.FT. (131.5 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.