

JULIAN WADDEN



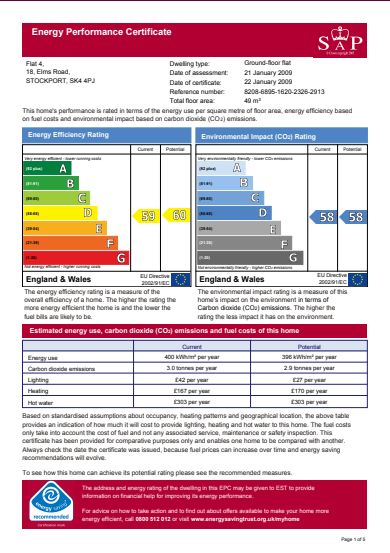


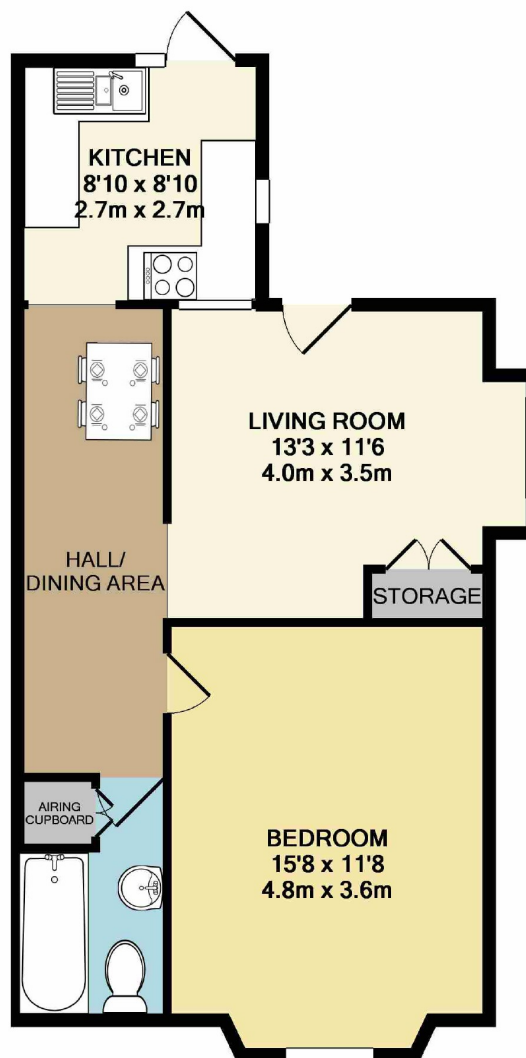
Flat 4 18 Elms Road
Heaton Moor
Guide price £129,950



Square Footage: 538
Council Tax Band: A
Tenure: Freehold
Service Charge:TBC
Sat Nav Directions: SK4 4PJ

A stylish one double bedroom lower ground floor 'Garden Apartment' within a period converted residence situated in a highly sought after Heaton Moor location within easy reach of Heaton Chapel train station. The property comprises: lounge with a door to the garden, dining area, modern fitted kitchen, spacious double bedroom and a contemporary bathroom with underfloor heating providing a white three piece suite. Externally is a private outside terraced area. Positioned in the heart of Heaton Moor this superb property would make an ideal investment or first time buy. To be sold with no chain, please contact us now to arrange an internal inspection.





TOTAL APPROX. FLOOR AREA 538 SQ.FT. (50.0 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.