

JULIAN  
WADDEN



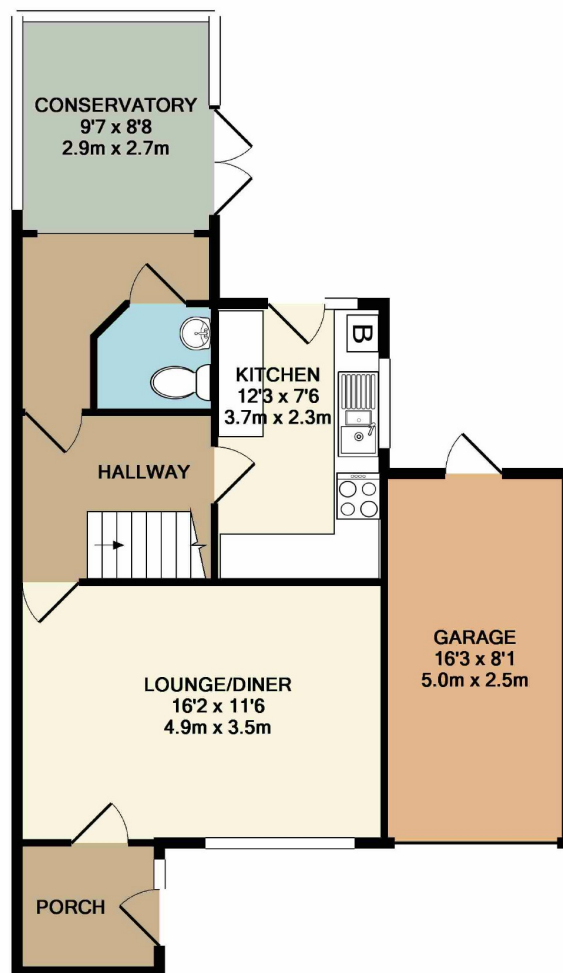
## 3A Tatton Road North Heaton Moor



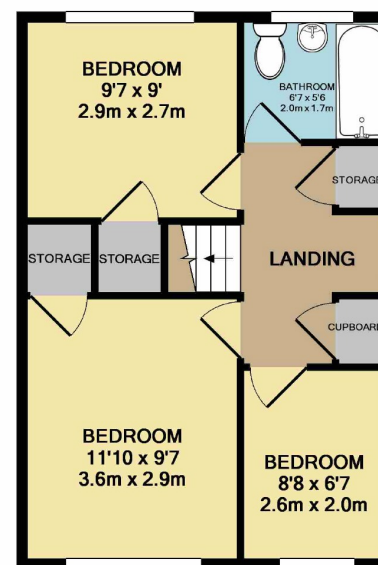
Guide price £285,000  
Square Footage: 1051  
Council Tax Band: C  
Tenure: Leasehold  
Service Charge:N/A  
Sat Nav Directions: SK4 4RL

Positioned just a stones throw from Heaton Chapel train station, this three bedroom mews property must be viewed! Boasting driveway parking and a full size single garage, this unusual property in brief comprises: entrance porch, 16ft lounge/diner, internal hallway, downstairs wetroom, uPVC conservatory and a fitted kitchen. To the first floor are three well-proportioned bedrooms and a bathroom providing a three piece suite. Externally, private low maintenance gardens are found to the rear whilst the front boasts formal gardens and driveway parking. Ideally positioned for the popular bars and restaurants of Heaton Moor and local transport links, this lovely property must be viewed to fully appreciate the space and location on offer.





GROUND FLOOR  
APPROX. FLOOR  
AREA 661 SQ.FT.  
(61.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 390 SQ.FT.  
(36.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1051 SQ.FT. (97.6 SQ.M.)  
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The Property  
Ombudsman

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.