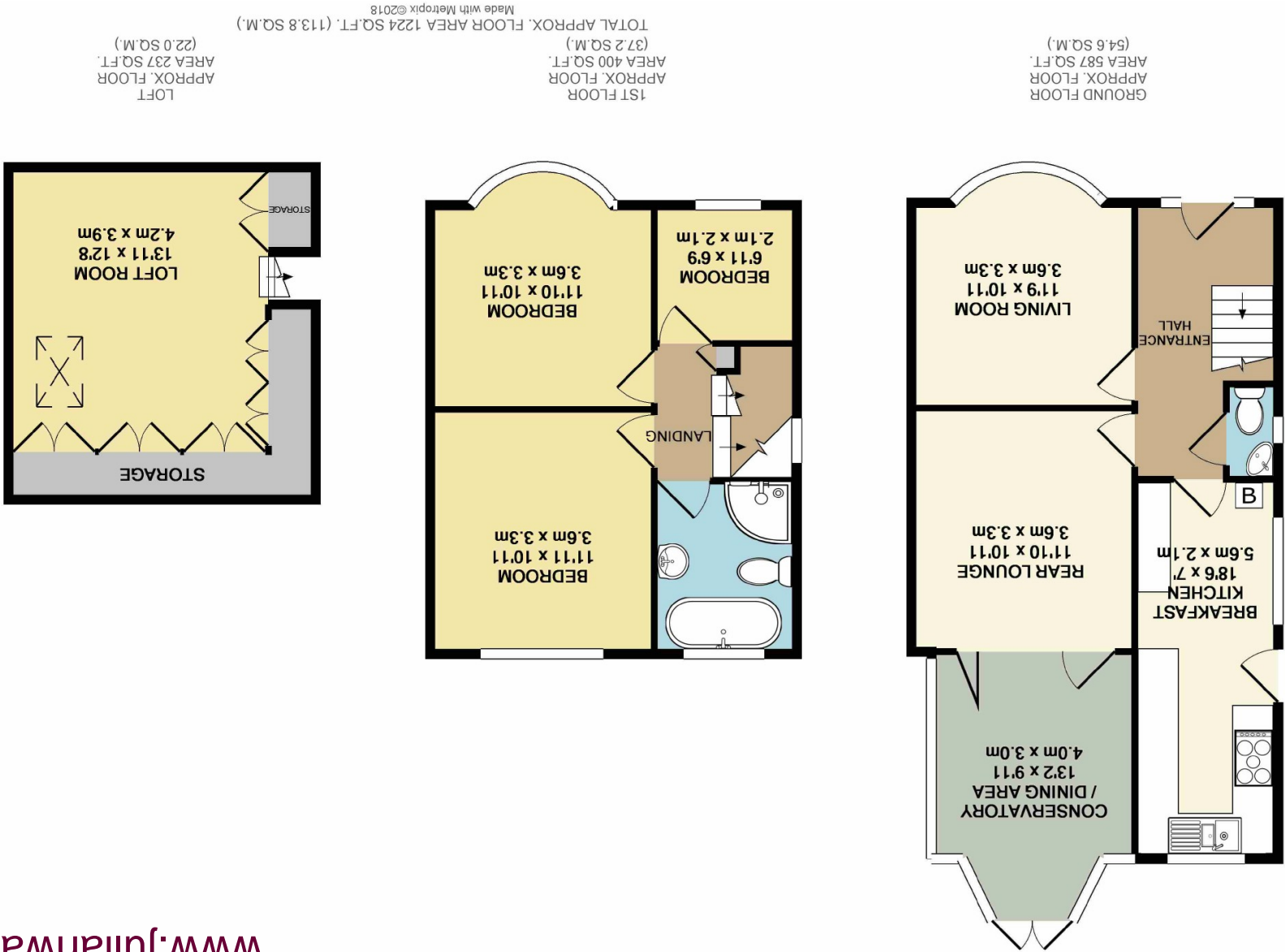


Please note these particulars have been prepared as a general guidance only. A survey has not been carried out, nor services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. Floor plans are for guidance and illustration only and may not 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.

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JULIAN  
WADDEN







1 Ryde Avenue  
Heaton Moor  
Guide price £385,000



Square Footage: 1224  
Council Tax Band: C  
Tenure:  
Service Charge:N/A  
Sat Nav Directions: SK4 4ES

A well presented, three bedroomed semi-detached house situated on a generous corner plot on a quiet and much sought after Heaton Moor cul-de-sac. Located within walking distance of excellent local schools, amenities and transport links this property would be perfect for families or professionals and must be viewed!

Inside comprises of entrance hallway with under stairs WC, living room with bay window, rear lounge, opening into a conservatory / dining room with French doors onto the patio and a modern fitted breakfast kitchen. On the first floor there are two double bedrooms, a third single bedroom and a stylish four piece family bathroom. On the second floor there is a loft room with a Velux window which would make a great office or play room. Outside there are gardens to the front, side and rear as well as off-road parking and a detached garage.

Offered to the market with NO CHAIN, please contact our office to arrange an internal inspection.

