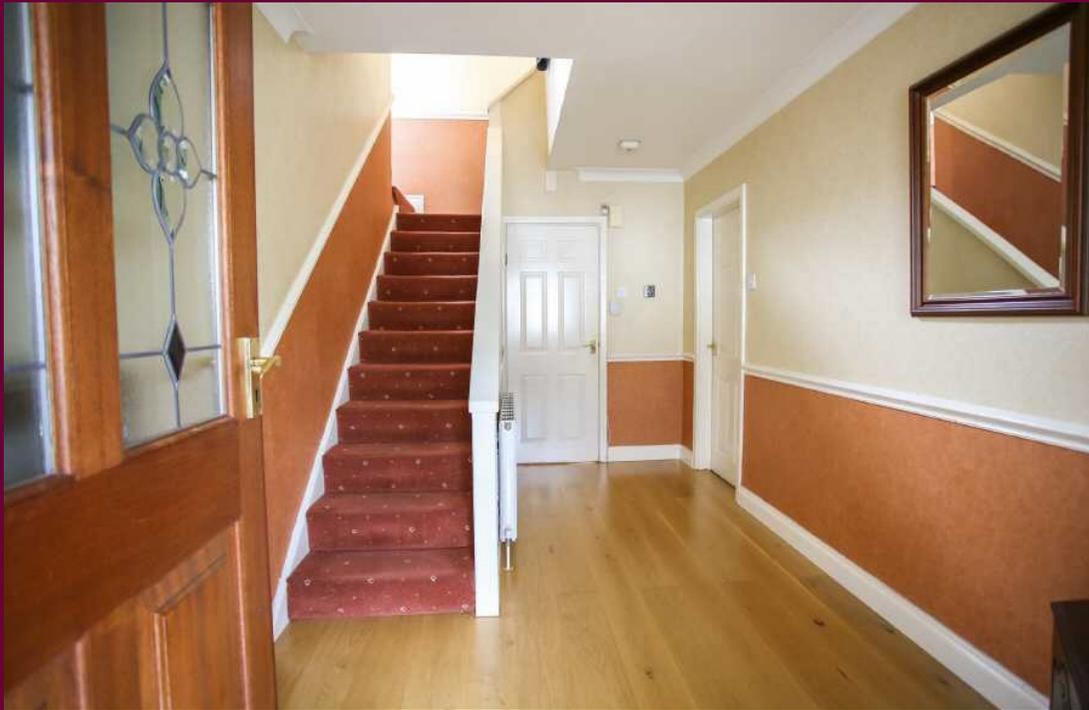


**JULIAN
WADDEN**



1 Sevenoaks Avenue Heaton Moor



Guide price £550,000
Square Footage: 1581
Council Tax Band: E
Tenure:
Service Charge:N/A
Sat Nav Directions: SK4 4AP

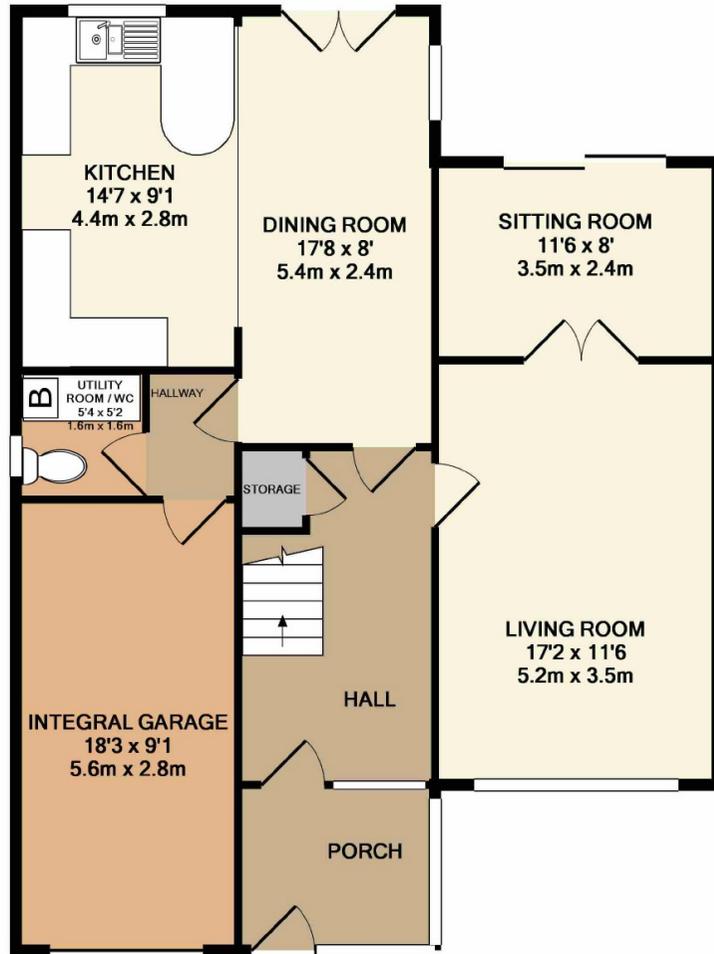
This superb family home must be viewed! A four double bedroom detached property on a sought after Heaton Moor road, ideally positioned for local schools, easy access to the village and train station. One of the very popular 'Emery' style properties, providing more than 1500sqft of accommodation over two floors which in brief comprises:

Large porch ideal for shoes and coats, inviting hall, 17ft living room with dual aspect windows, double doors to a sitting room with views over the rear gardens, downstairs WC/utility room and a stunning kitchen diner. A wonderful entertaining space providing a contemporary fitted kitchen with breakfast bar and ample space for a large table and chairs along with other required free standing furniture. An 18ft integral garage is also found.

To the first floor, a split-level landing offers access into all four double bedrooms and a family bathroom providing a four piece suite. Externally, a block paved driveway offers off road parking alongside a small grassed lawn. Whilst the private southerly facing rear offers landscaped gardens with a generous patio ideal for a table and chairs and grassed lawn with mature borders.

A superb family home which must be viewed to appreciate the space and location on offer. Please contact our office now to arrange.





GROUND FLOOR
APPROX. FLOOR
AREA 939 SQ.FT.
(87.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 642 SQ.FT.
(59.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1581 SQ.FT. (146.9 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.