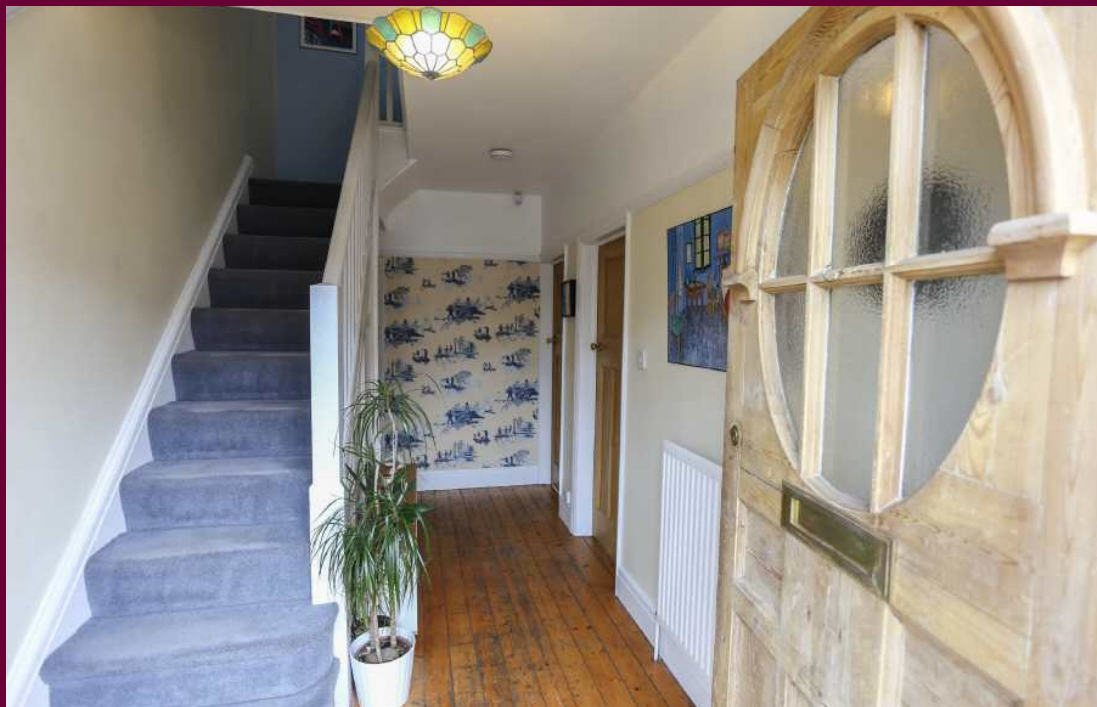


JULIAN
WADDEN





6 Curtis Road
Heaton Mersey
Guide price £425,000



Square Footage: 1396
Council Tax Band: D
Tenure:
Service Charge:N/A
Sat Nav Directions: SK4 3JX

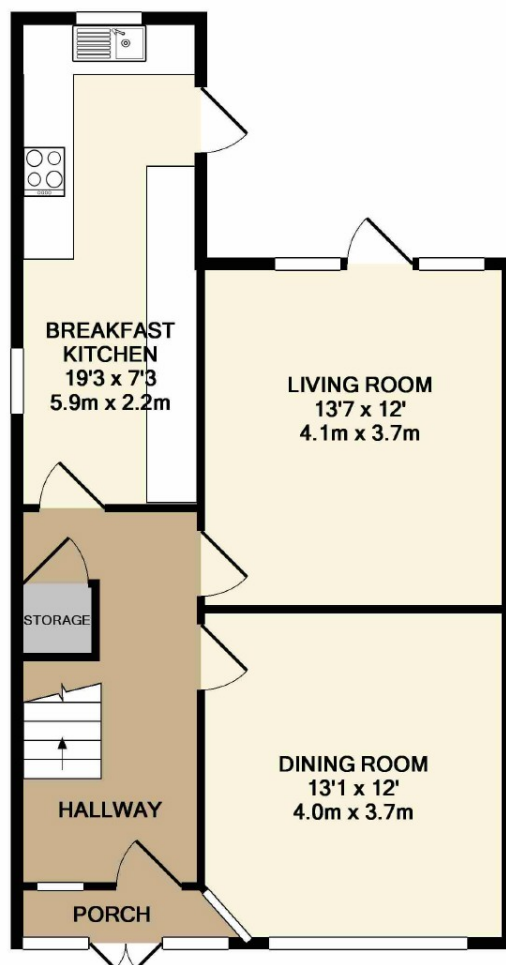
Positioned within strolling distance to Heaton Moor village, this fantastic four bedroom family home must be viewed to fully appreciate.

With stylish extended accommodation over three floors, the property in brief comprises: entrance porch, inviting hallway, formal dining room, attractive rear living room and an extended 19' breakfast kitchen with integral appliances. Turning staircase leading to the first floor landing with doors to three bedrooms and a bathroom with a modern three piece suite. Additional staircase leading to the second floor which provides access to the fourth bedroom and en-suite shower room.

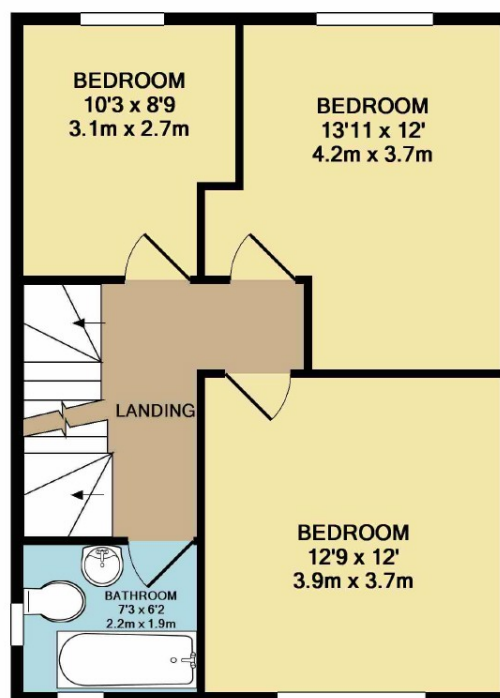
The property also has a modern central heating system, Upvc double glazed windows and a lovely blend of modern components plus period features.

The current owners have also taken great care outside with an abundance of plants and shrubs which will soon be in full bloom. Please call the office for further details.

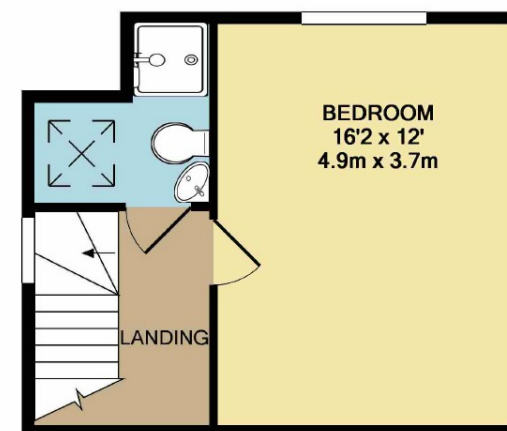




GROUND FLOOR
APPROX. FLOOR
AREA 583 SQ.FT.
(54.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 513 SQ.FT.
(47.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 300 SQ.FT.
(27.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1396 SQ.FT. (129.7 SQ.M.)

Made with Metropix ©2018

Heaton Moor Branch
14 Moorside Road, Heaton Moor, Stockport, Cheshire, SK4 4DT | 0161 432 1115
theheatons@julianwadden.co.uk | www.julianwadden.co.uk

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.