

# JULIAN WADDEN







22 Hulme Road  
Heaton Chapel  
Guide price £425,000





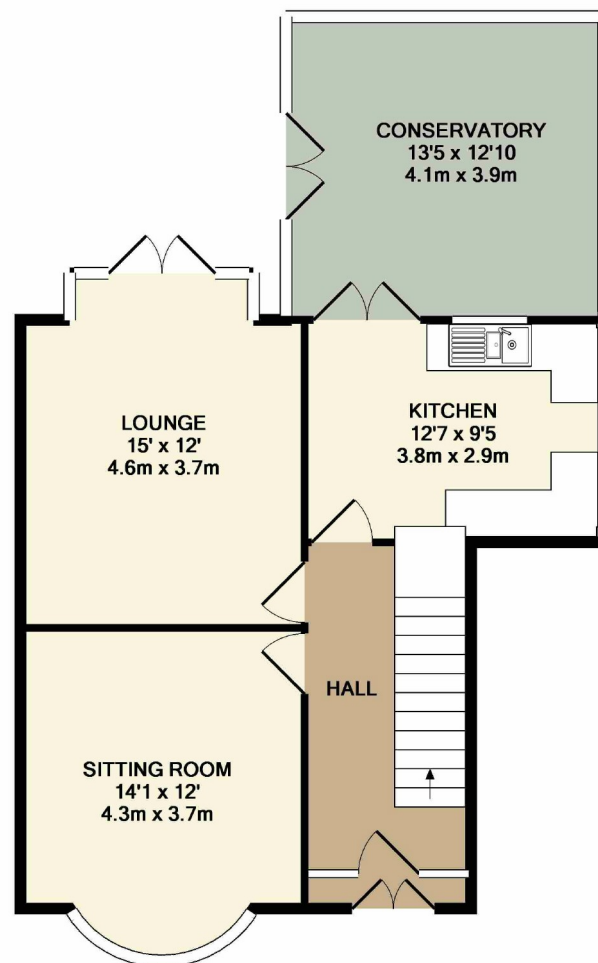
Square Footage: 1225  
Council Tax Band: D  
Tenure: Leasehold  
Service Charge: N/A  
Sat Nav Directions: SK4 5HL

A substantial three bedroom detached family home standing proud on a large corner plot in a highly desirable Heaton Chapel zone. Having been thoughtfully extended, this superb property provides over 1200 sq ft of tastefully presented accommodation ideal for a growing family.

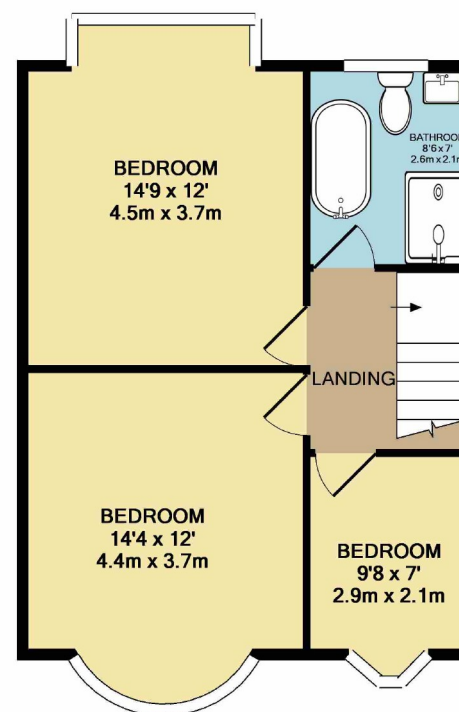
In brief comprising: entrance vestibule, inviting hallway, bay fronted sitting room, light and spacious rear lounge with French doors to the rear garden and a feature fire place ideal for a wood burning stove, a modern fitted kitchen and a stunning 13ft conservatory with views over the rear gardens. To the first floor are two generous double bedrooms both benefitting from bay windows, a smaller single bedroom and a contemporary bathroom providing a four piece suite including a roll top bath and a walk in shower. Externally, this property is a true detached as it offers the ability to walk all the way around it. The generous plot boasts a block paved driveway to the front of the property with formal gardens linking the front of the property to the enclosed rear where a large grassed lawn, patio and detached garage with an additional gated driveway are found.

A rare opportunity to purchase one of the very few detached properties in this very sought after Heaton Chapel area. An internal inspection is essential, please contact us now to arrange.





GROUND FLOOR  
APPROX. FLOOR  
AREA 723 SQ.FT.  
(67.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 502 SQ.FT.  
(46.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1225 SQ.FT. (113.8 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.