

JULIAN  
WADDEN







76 Tatton Road South  
Heaton Moor  
Guide price £475,000





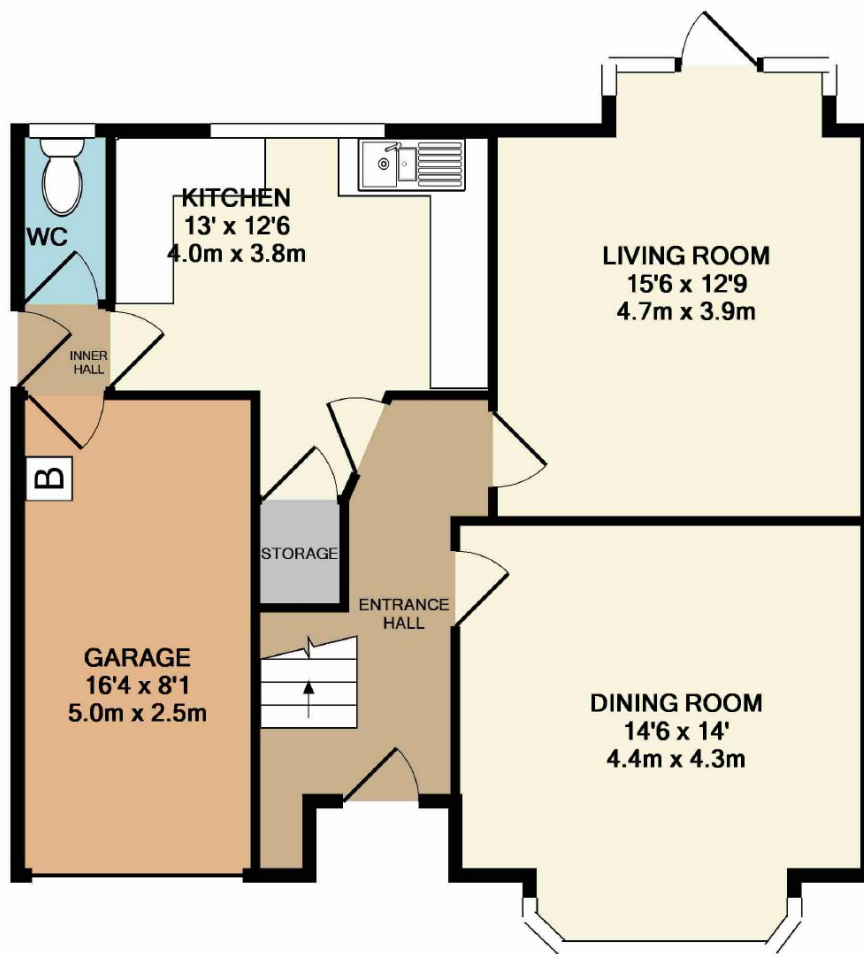
Square Footage: 1303  
Council Tax Band: E  
Tenure: Freehold  
Service Charge:  
Sat Nav Directions: SK4 4LX

A most attractive three bedroom detached property within walking distance of the popular amenities of Heaton Moor, local schools and Heaton Chapel train station.

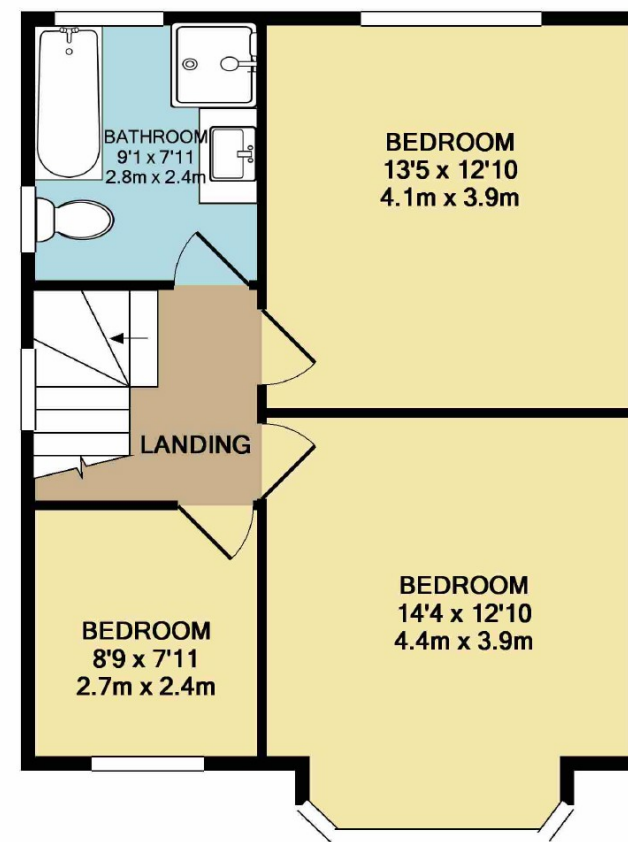
Boasting generously proportioned rooms throughout creating a total of more than 1300 sq ft of accommodation this superb property is a must view and in brief comprises: inviting entrance hall, 14ft bay fronted dining room, living room with French doors into the rear gardens, fitted breakfast kitchen and downstairs WC. Turning staircase to the first floor landing with access into two spacious double bedrooms, a very usable third bedroom and a fitted family bathroom providing a four piece white suite. A pull down ladder provides access to a loft room fit for a variety of uses or ideal for storage. Externally a paved driveway provides off road parking for several vehicles to the front of the property and leads to the attached 16ft garage. To the rear, the south westerly facing gardens are very generous and boast a paved patio, large grassed lawn with mature borders and a fish pond.

Also benefitting from double glazed windows and gas central heating, this attractive and unique property demands inspection, please contact our office to arrange.





GROUND FLOOR  
APPROX. FLOOR  
AREA 756 SQ.FT.  
(70.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 547 SQ.FT.  
(50.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1303 SQ.FT. (121.0 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.