

**JULIAN
WADDEN**



21 Sevenoaks Avenue
Heaton Moor
Guide price £600,000



Square Footage: 1646
Council Tax Band: F
Tenure: Leasehold
Service Charge: N/A
Sat Nav Directions: SK4 4AP

Having recently undergone a high quality 'Back to Brick' refurbishment programme, this wonderful four double bedroom Emery style property must be viewed!

Standing proud on a corner plot position, this detached home in brief comprises: porch, quality composite door giving access to an entrance hallway with storage off, sitting room, lounge opening to a bright and spacious 30' x 17' dining kitchen with Bifold doors leading to the rear gardens and a striking modern kitchen. Boasting integral Neff appliances and corian work surfaces plus breakfast bar, this open plan room underlines how the windows and doors help flood natural light throughout the property.

Single flight staircase leading to the first floor accommodation with doors to four double bedrooms and a family bathroom with a three piece suite. Two of bedrooms boast modern en-suite shower rooms.

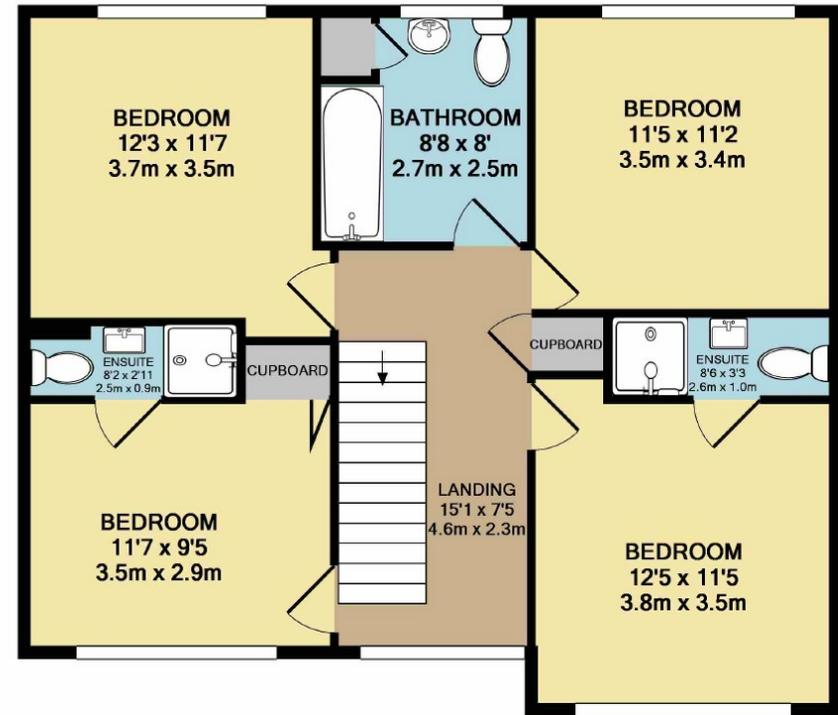
Externally there is a deep frontage with a block paved driveway for several cars. Attractive gardens to three sides and an additional driveway to the rear leading to a detached 18'10" x 9'3" garage. To be sold with NO CHAIN.

**Agents Notes - Works to the property include, New Roof, New windows, New Modern Central Heating System, Re-plastered throughout, New Electrics, New doors and Floor Covering.





GROUND FLOOR
APPROX. FLOOR
AREA 900 SQ.FT.
(83.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 746 SQ.FT.
(69.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1646 SQ.FT. (152.9 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.