

# JULIAN WADDEN





24 Moorside Road  
Heaton Moor  
Guide price £350,000



Square Footage: 1663  
Council Tax Band: D  
Tenure: Freehold  
Service Charge: N/A  
Sat Nav Directions: SK4 4DT

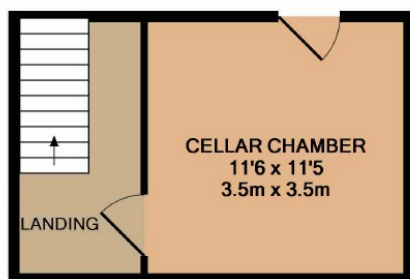
An attractive three bedroom period terrace property positioned in the heart of Heaton Moor with excellent amenities, transport links and schools all within easy reach. Offered to the market midway through full renovations, this generously proportioned property provides more than 1600 square feet of accommodation over four floors (including cellars) and will make a superb family home once finished.

In brief comprising: entrance vestibule, inviting hallway with original door, light and spacious living room with feature flooring and fireplace, open with a well sized dining room and a 13ft kitchen. Stairs descend to the lower ground floor level where a useful cellar chamber with rear access is found. To the first floor are two double bedrooms and a 13ft bathroom providing a five piece suite. Stairs rise again to a superb 17' x 16' master bedroom with a useful storage room off.

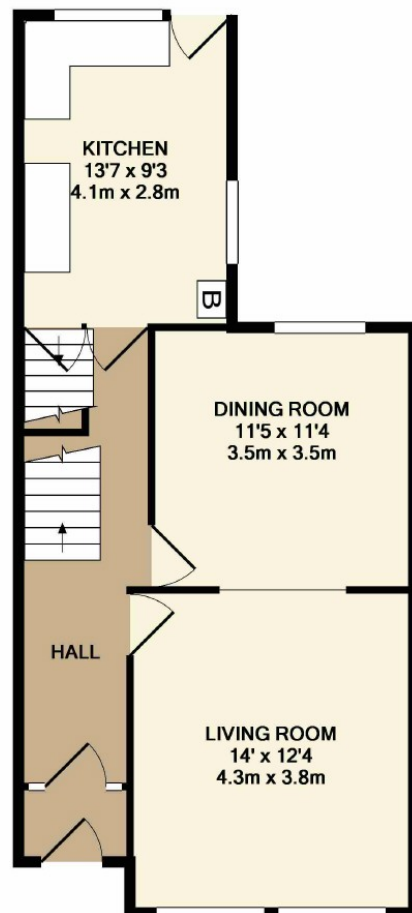
Externally, formal gardens are found to the front of the property, whilst the westerly facing rear courtyard is ideal for afternoon and evening sun but could also be utilised for off road parking.

Offered to the market with NO CHAIN, this property must be viewed to fully appreciate the living space, potential and location of offer.

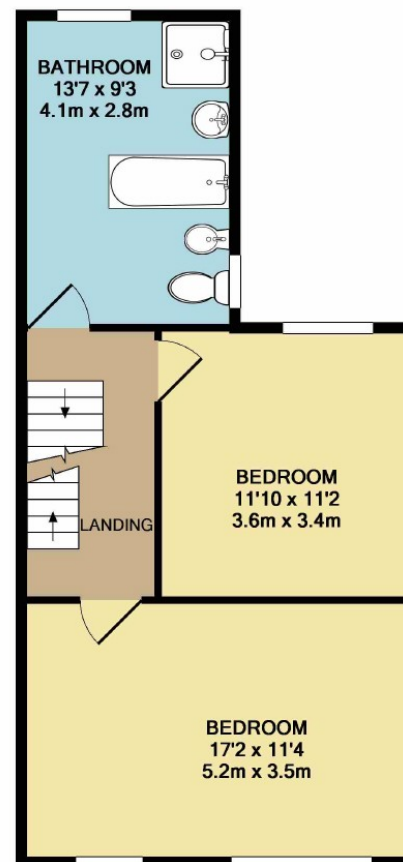




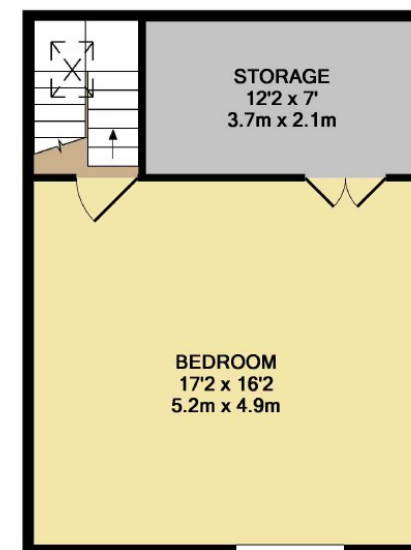
LOWER GROUND LEVEL  
APPROX. FLOOR  
AREA 195 SQ.FT.  
(18.1 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 549 SQ.FT.  
(51.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 522 SQ.FT.  
(48.5 SQ.M.)  
TOTAL APPROX. FLOOR AREA 1663 SQ.FT. (154.5 SQ.M.)  
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2ND FLOOR  
APPROX. FLOOR  
AREA 397 SQ.FT.  
(36.9 SQ.M.)

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.