

JULIAN
WADDEN





3 Alford Road
Heaton Chapel
Guide price £525,000



Square Footage: 1492
Council Tax Band: D
Tenure: Freehold
Service Charge:N/A
Sat Nav Directions: SK4 5AW

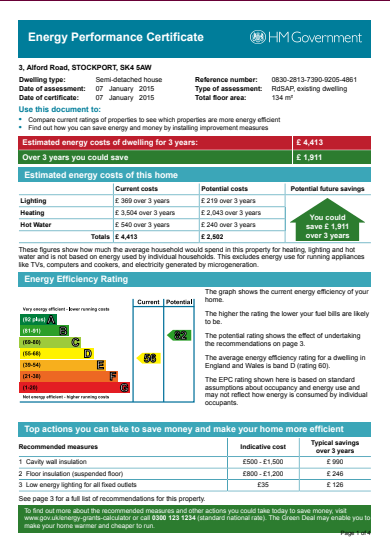
A most attractive and impressively finished four bedroom semi detached property positioned on a popular and convenient Heaton's road. Having undergone thorough renovations in the last few years including; re-wiring, re-plumbing and a new central heating boiler this property is offered to the market in immaculate condition and must be viewed to fully appreciate. Providing nearly 1500 square feet of accommodation and retaining many original features this superb family home briefly comprises: porch, inviting 16ft entrance hall with a w/c off, spacious bay fronted living room (with feature log burner and cast iron radiator) and a simply stunning open plan living kitchen diner. A superb family space providing a high spec fitted kitchen with central island incorporating as breakfast bar, bi-folding doors into the rear gardens, ample space for a large sofa and a light and spacious dining area with additional bi-folding doors. This magnificent space also boasts under floor heating and a useful utility room off.

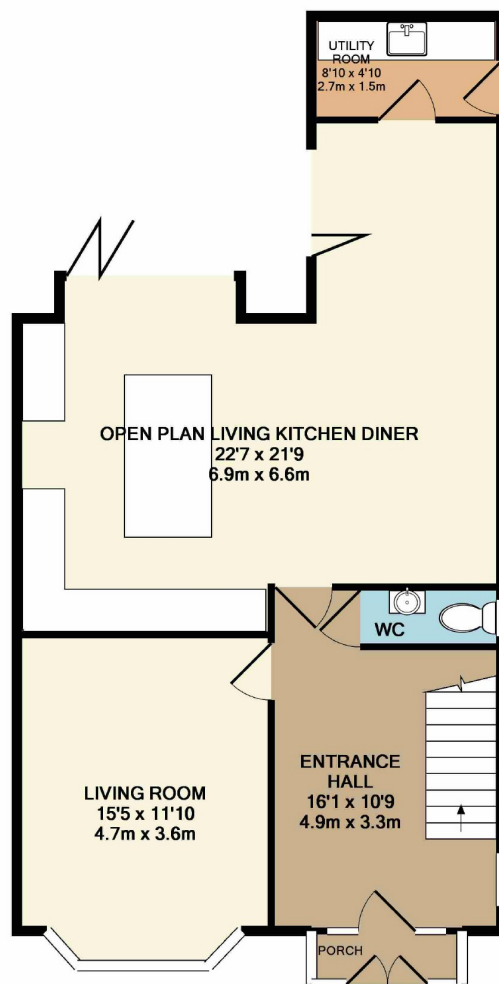
Turning staircase to the first floor landing with access to an impressive master bedroom stretching more than 16ft, a second large double bedroom with ensuite shower facilities, a further double bedroom currently utilised as an office and a further single bedroom fitted out as a dressing room. A fabulous family bathroom is also found, finished to the highest of standards and providing a build in glass shower cubicle, free standing bath, WC and dual sinks.

A pull down ladder gives access to the spacious loft which provides great potential for conversion and already offers power and plumbing.

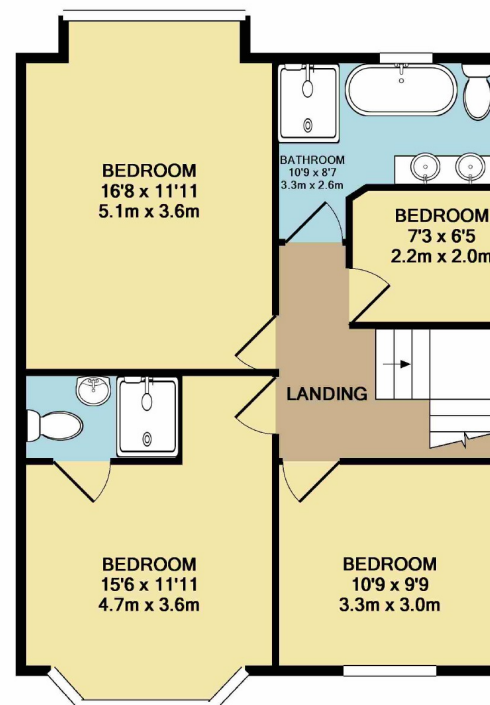
Externally, off road parking and formal gardens are found to the front of the property. The private rear gardens are laid predominantly to grassed lawn with flower or vegetable beds, an attractive paved patio and a detached garage.

A wonderful family home in a super convenient location that has been renovated to an excellent standard and must be viewed! Please contact our office to arrange.





GROUND FLOOR
APPROX. FLOOR
AREA 817 SQ.FT.
(75.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 675 SQ.FT.
(62.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1492 SQ.FT. (138.6 SQ.M.)
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WWW.THEHEATONSPROPERTYBLOG.COM

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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.