

JULIAN  
WADDEN







Plot 14 Mauldeth Green  
Burnage  
Guide price £365,000



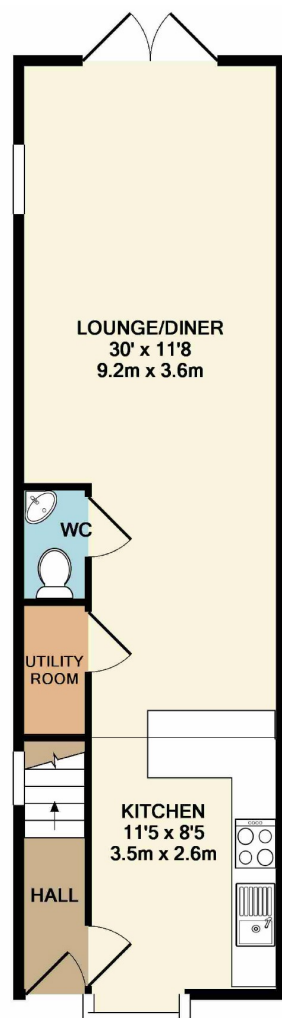
Square Footage:  
Council Tax Band:  
Tenure: Leasehold  
Service Charge: Around £150pa  
Sat Nav Directions: M19 1DZ

The Etherow - A 4 bedroom property offering 1250 sq ft of stunning accommodation over 3 floors, and is a Semi-Detached property.

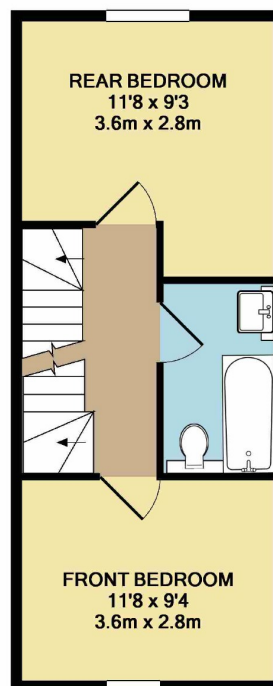
Entrance hall with a separate WC, stunning open plan living area comprises of kitchen area leading through to the dining and Lounge area. On the first floor, there are two double bedrooms and the family bathroom. To the second floor is the master bedroom and en-suite and a further fourth double bedroom.

\*NB - Photographs illustrate the show house only.





GROUND FLOOR  
APPROX. FLOOR  
AREA 487 SQ.FT.  
(45.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 346 SQ.FT.  
(32.2 SQ.M.)  
TOTAL APPROX. FLOOR AREA 1179 SQ.FT. (109.6 SQ.M.)  
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2ND FLOOR  
APPROX. FLOOR  
AREA 346 SQ.FT.  
(32.2 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.