

JULIAN
WADDEN





26 Parrs Mount Mews
Heaton Mersey
Guide price £285,000



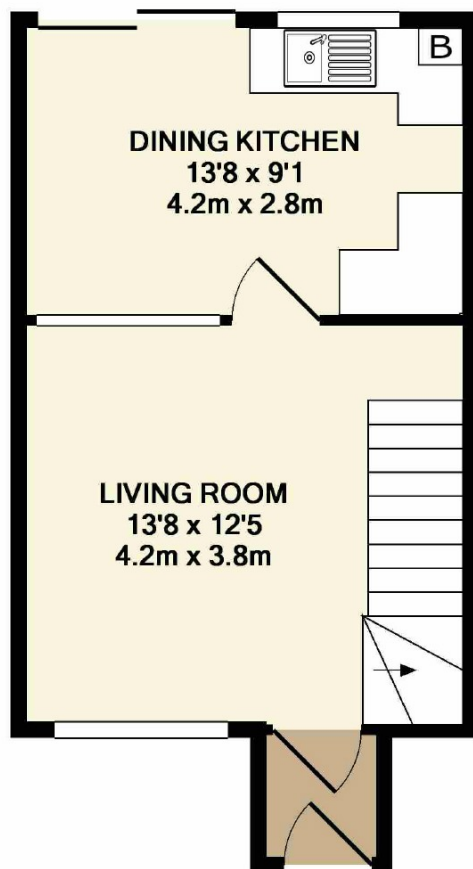
Square Footage: 761
Council Tax Band: C
Tenure: Freehold
Service Charge:
Sat Nav Directions: SK4 3DA

A three bedroom end mews property situated on a quaint cobbled courtyard in a sought after Heaton Mersey location.

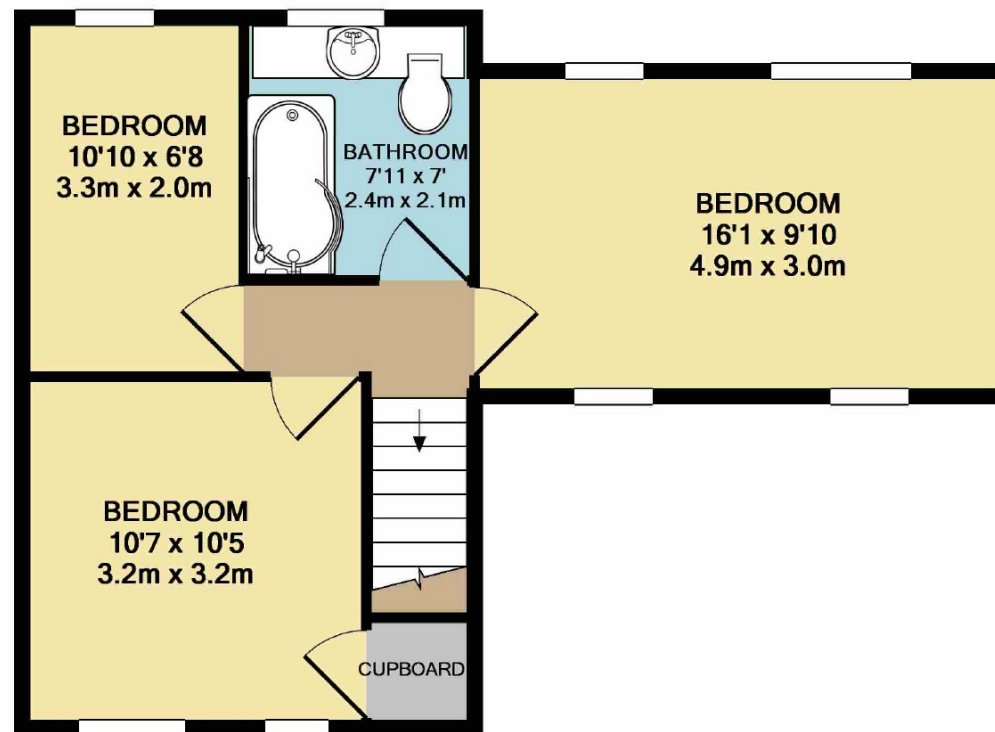
Forming a charming row of similar dwellings in a unique Conservation Area, the property comprises: entrance porch, spacious living room, a 13ft kitchen/ diner offering a fitted kitchen and patio doors into the rear gardens. The first floor boasts additional space to the side which is utilised as a superb 16ft master bedroom, a further generous double bedroom and single bedrooms are found along side a fitted family bathroom providing a white three piece suite.

This lovely property offers a low maintenance garden to the rear with a paved patio and a grassed lawn. The property also boasts off road parking to the rear, gas central heating and double glazing. Located within walking distance to popular schools, local pubs, restaurants and shops, this property is an ideal first purchase or downsize. Offered to the market with NO CHAIN.





GROUND FLOOR
APPROX. FLOOR
AREA 309 SQ.FT.
(28.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 452 SQ.FT.
(42.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 761 SQ.FT. (70.7 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.