

# JULIAN WADDEN







49 Church Street  
Heaton Norris  
Guide price £129,850



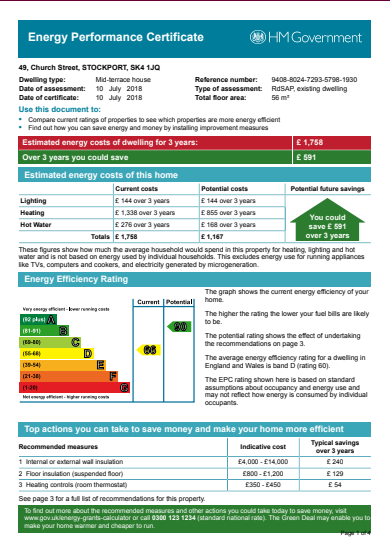


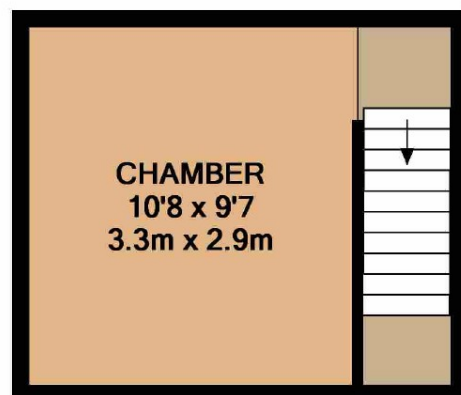
Square Footage: 720  
Council Tax Band: A  
Tenure: Leasehold  
Service Charge:N/A  
Sat Nav Directions: SK4 1JQ

Forming part of a most attractive period terrace is this two bedroom mid terrace property. Positioned in a highly convenient Heaton Norris zone with local amenities and transport links just moments away, this lovely property is an ideal first purchase or investment, with accommodation in brief comprising:

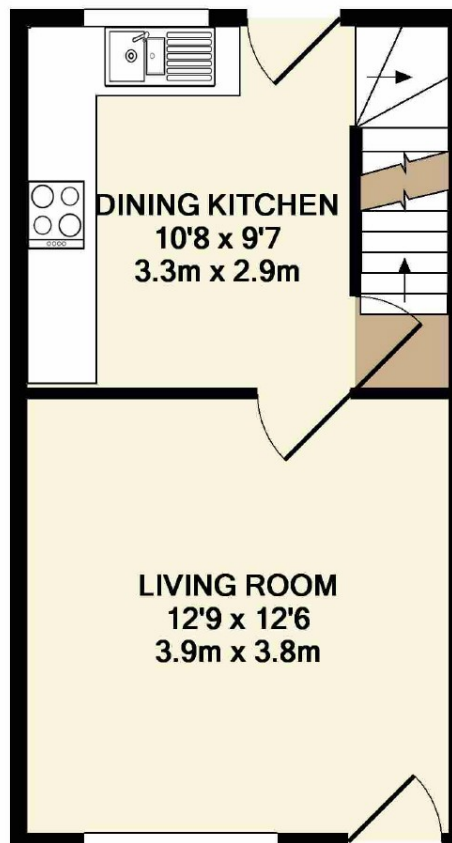
A feature front door opening into the generous living room, a fitted dining kitchen with feature floor tiles and ample space for a small table and chairs. A lower ground floor cellar chamber is found and ideal for storage. To the first floor, a substantial master bedroom is found providing space for all required furniture, a single bedroom and a fitted bathroom providing a white three piece suite. Externally, this lovely property is positioned on a most convenient road where ample on road parking is found to the front, whilst the rear offers a low maintenance courtyard, ideal for a table and chairs.

Offered to the market with NO CHAIN, this lovely property must be viewed. Please contact our office now to arrange an internal inspection.

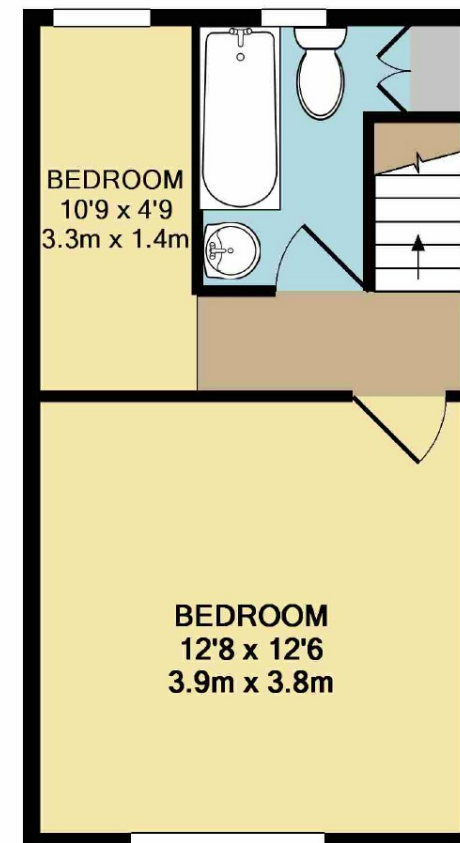




BASEMENT LEVEL  
APPROX. FLOOR  
AREA 133 SQ.FT.  
(12.4 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 293 SQ.FT.  
(27.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 293 SQ.FT.  
(27.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 720 SQ.FT. (66.9 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.