

JULIAN  
WADDEN





15 Dene Court  
Heaton Norris  
Guide price £199,995

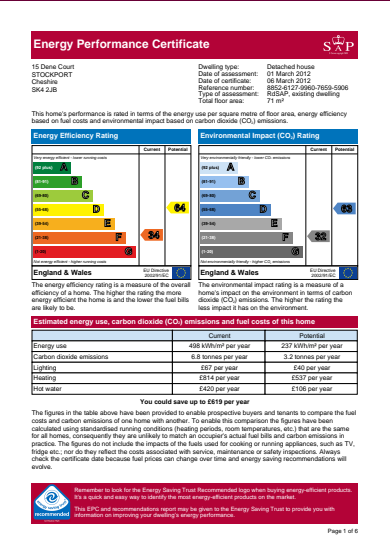


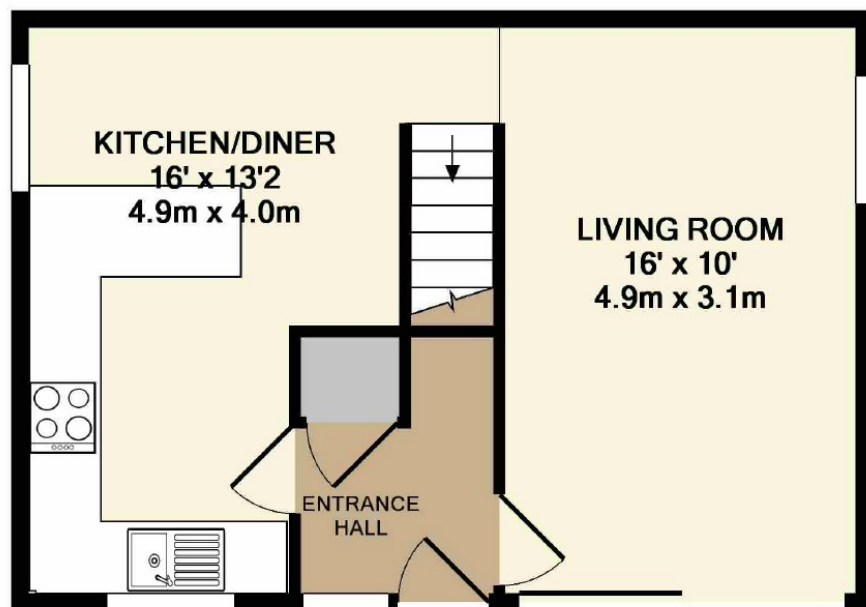
Square Footage: 740  
Council Tax Band: C  
Tenure: Freehold  
Service Charge:£30PCM  
Sat Nav Directions: SK4 2JB

A unique two double bedroom detached property positioned in a quiet and secluded location with local amenities within walking distance. This property is one of the very few detached within part of what was an award-winning development when first constructed.

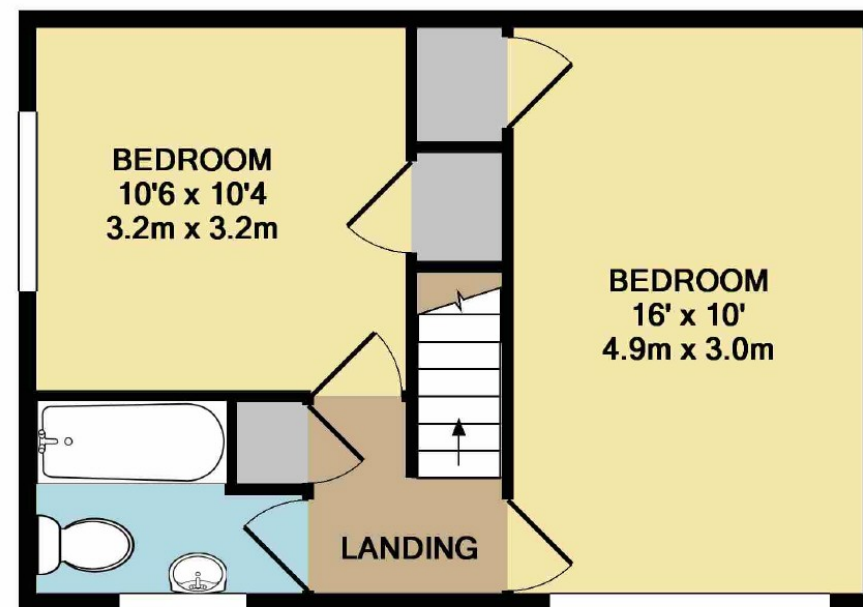
The accommodation is ideal for a first time buyer or someone looking to downsize, in brief comprising: entrance hall with storage off, a generous living room with dual aspect windows and a 16ft kitchen diner. To the first floor, a substantial master bedroom, second double bedroom and a fitted bathroom providing a white three piece suite and electric shower are all found.

Externally, a 15ft storage garage is found alongside a low maintenance courtyard. Offered to the market with NO CHAIN, this unusual property demands inspection, please contact our office to arrange.





GROUND FLOOR  
APPROX. FLOOR  
AREA 370 SQ.FT.  
(34.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 370 SQ.FT.  
(34.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 740 SQ.FT. (68.7 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.