

JULIAN
WADDEN





6 Fencegate Avenue
Heaton Chapel
Guide price £329,950



Square Footage: 975
Council Tax Band: C
Tenure: Leasehold
Service Charge: N/A
Sat Nav Directions: SK4 5EP

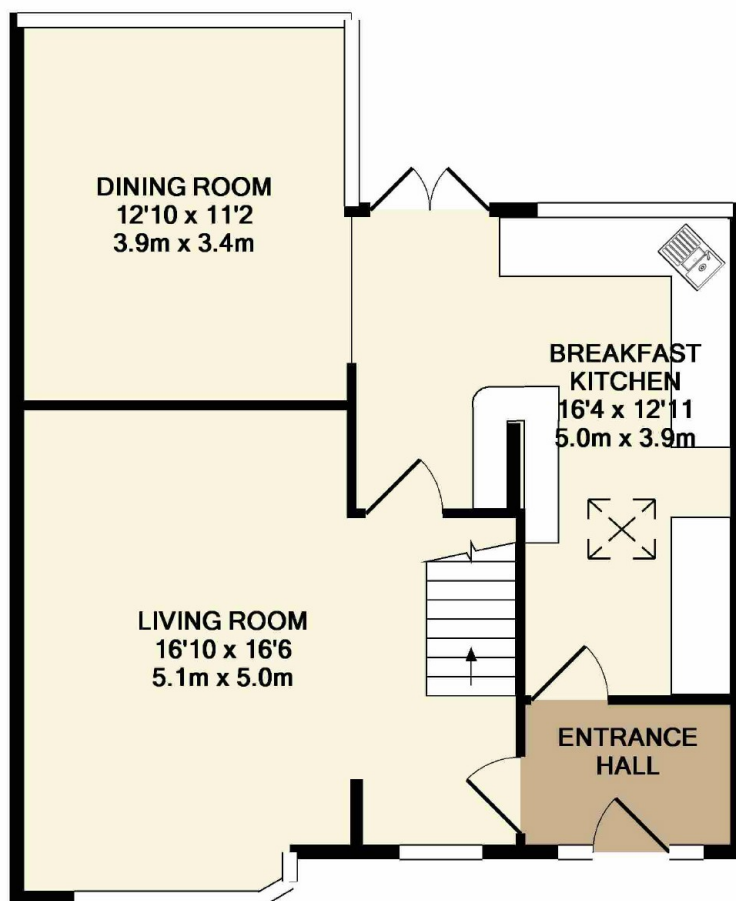
A well presented and thoughtfully extended three bedroom semi detached property on a sought after Heaton Chapel cul-de-sac. Offering superb open plan living space that is ideal for a family, this property is a must view. The accommodation in brief comprises: inviting hallway, generous bay fronted living room, a modern fitted breakfast kitchen with breakfast bar and a dining room with fully glazed walls giving lovely views over the rear gardens.

To the first floor are two double bedrooms, a smaller third bedroom and a stunning contemporary family bathroom providing a four piece white suite including a walk-in shower.

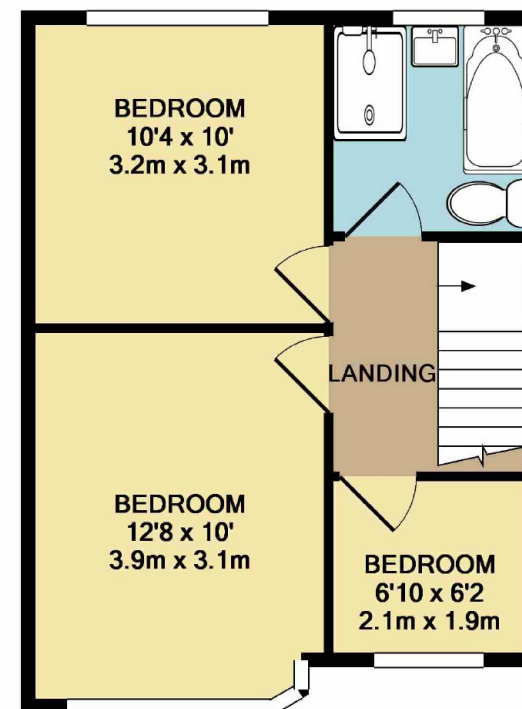
Externally, an attractive block paved driveway with landscaped borders provides off road parking for several vehicles. To the rear, stunning and private gardens are found offering a covered patio area ideal for garden furniture and a hot tub, beyond is a faux grass lawn with landscaped borders and a substantial gazebo currently utilised as a golf practise area.

A tastefully finished and truly unique family home that must be viewed, please contact our office now to arrange an internal inspection.





GROUND FLOOR
APPROX. FLOOR
AREA 599 SQ.FT.
(55.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 376 SQ.FT.
(34.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 975 SQ.FT. (90.6 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.