

JULIAN WADDEN





257 Manchester Road
Heaton Chapel
Guide price £310,000



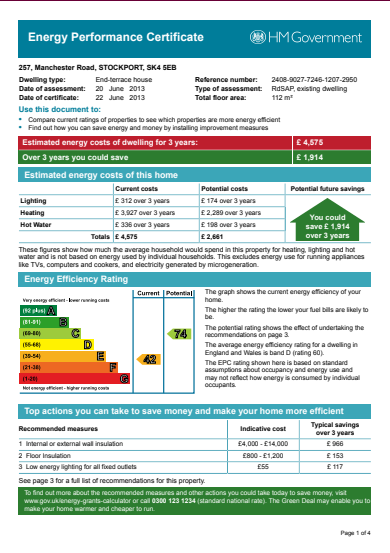
Square Footage: 1379
Council Tax Band: C
Tenure: Leasehold
Service Charge:N/A
Sat Nav Directions: SK4 5EB

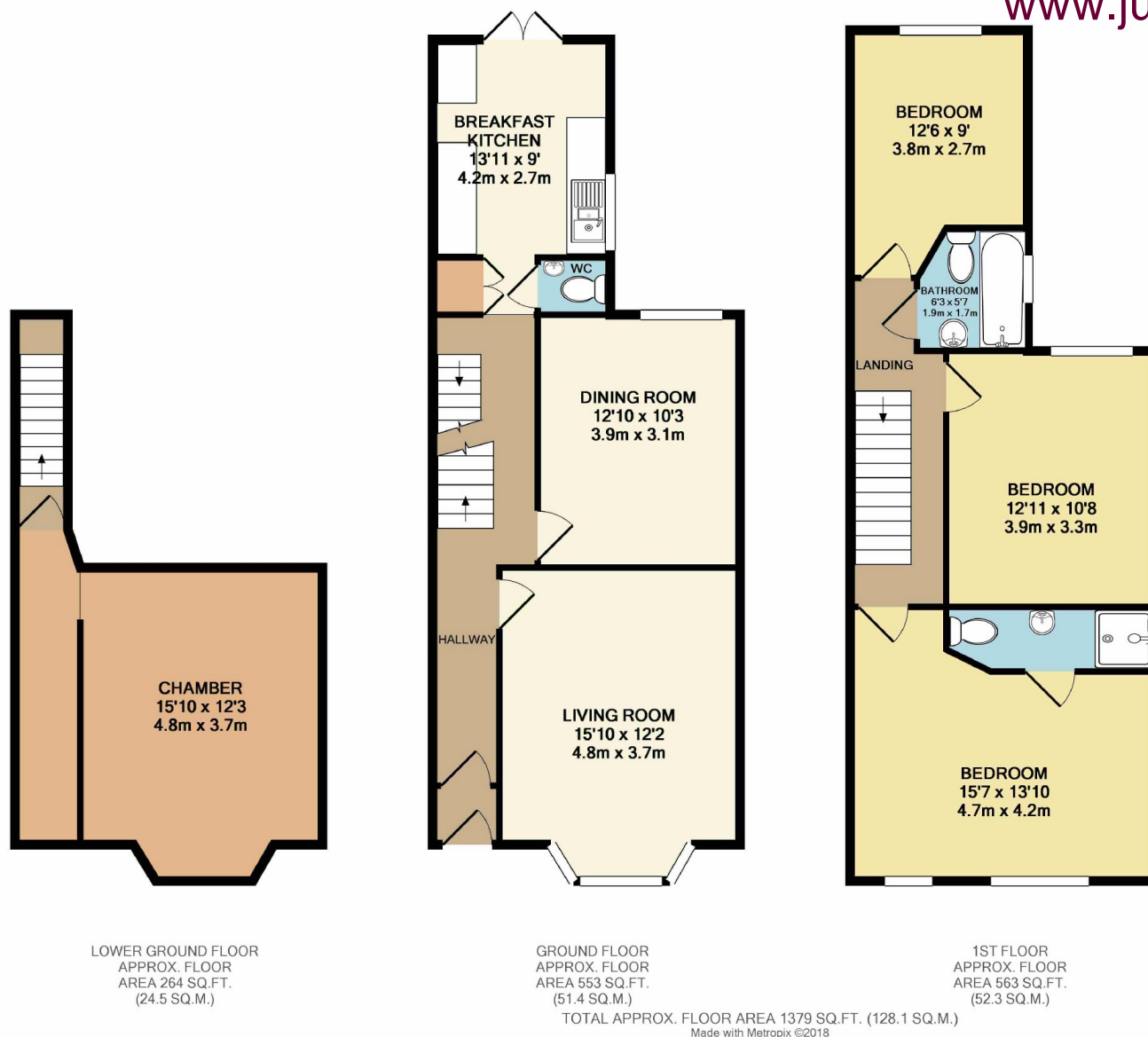
Offered to the market with NO CHAIN is this attractive three double bedroom end terrace positioned in a most convenient Heaton's zone with lovely views of Manchester Road Park to the front.

Offering very neutrally decorated accommodation throughout, spanning more than 1300 square feet over two floors and cellars, this property is ideal for a growing family. In brief comprising: entrance vestibule, hallway, bay fronted living room, dining room and a breakfast kitchen with a utility cupboard and WC off. Stairs descend to the lower ground floor level where a substantial chamber is found, ideal for storage.

To the first floor, two well-proportioned double bedrooms are found, alongside a family bathroom and a superb master bedroom boasting an ensuite shower room. Externally; formal gardens are found to the front of the property, whilst the staggered rear garden offers an enclosed, attractive decked courtyard and a substantial grassed lawn.

A lovely property that must be viewed to fully appreciate. Please contact our office now to arrange an appointment.





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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.