

JULIAN WADDEN



8 Lea Road
Heaton Moor
Guide price £715,000



Square Footage: 2221
Council Tax Band: F
Tenure: Freehold
Service Charge: N/A
Sat Nav Directions: SK4 4JU

Positioned on a quiet road in the heart of Heaton Moor with sought after amenities, transport links and schools just a short walk away, is this handsome 'arts and crafts' five bedroom late Victorian semi detached property, offering great charm and character including arched windows and stained glass.

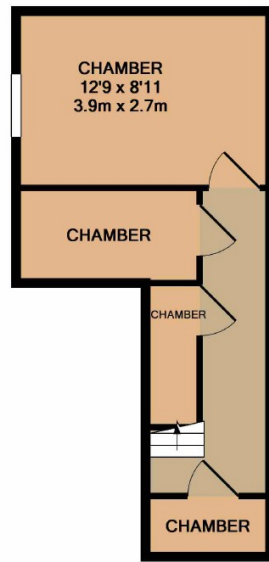
Boasting well proportioned family accommodation throughout, generous southerly facing rear gardens and attractive original features, this lovely property is not one to be missed. The accommodation in brief comprises: entrance vestibule with a beautiful door, inviting 23ft hall, a characterful square bay fronted living room with dual aspect windows featuring original stained glass and inglenook, a generous dining room and a 14ft fitted breakfast kitchen with views over the rear gardens. Stairs descend to the lower ground floor where four chambers are found, one which is currently used as a work shop.

A wider than average feature staircase rises to the first floor landing with access to three double bedrooms, a shower room providing a three piece suite and a bathroom providing a three piece suite. Stairs rise again to the second floor where two further double bedrooms are found. A small door provides access into a very generous loft space.

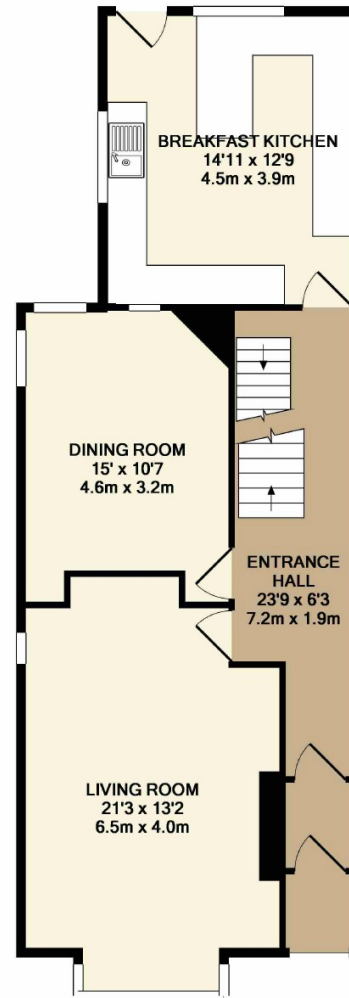
Externally, formal gardens to the front contribute to what is a most attractive exterior. The southerly facing rear gardens offer a large brick built outhouse, an outside WC, an Accrington brick paved patio, generous grassed lawn and a variety of fruit trees and shrubs.

A superb family home on a popular Heaton Moor road, ideally positioned for the fashionable amenities of Heaton Moor. Please contact our office to arrange a viewing.





LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 2221 SQ.FT. (206.3 SQ.M.)
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**JULIAN
WADDEN**

FOR FACTS STATS AND ALL THINGS HEATONS VISIT
WWW.THEHEATONSPROPERTYBLOG.COM

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.

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