

JULIAN  
WADDEN







40B Gladstone Grove  
Heaton Moor  
Guide price £460,000





Square Footage: 1108  
Council Tax Band: D  
Tenure: Freehold  
Service Charge:N/A  
Sat Nav Directions: SK4 4DA

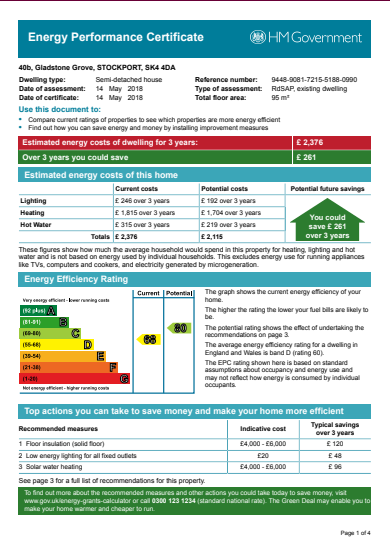
A tastefully presented three bedroom semi detached family home occupying a generous plot on a popular road, ideally positioned for excellent local schools and just a few minutes walk from the fashionable bars and restaurants of Heaton Moor.

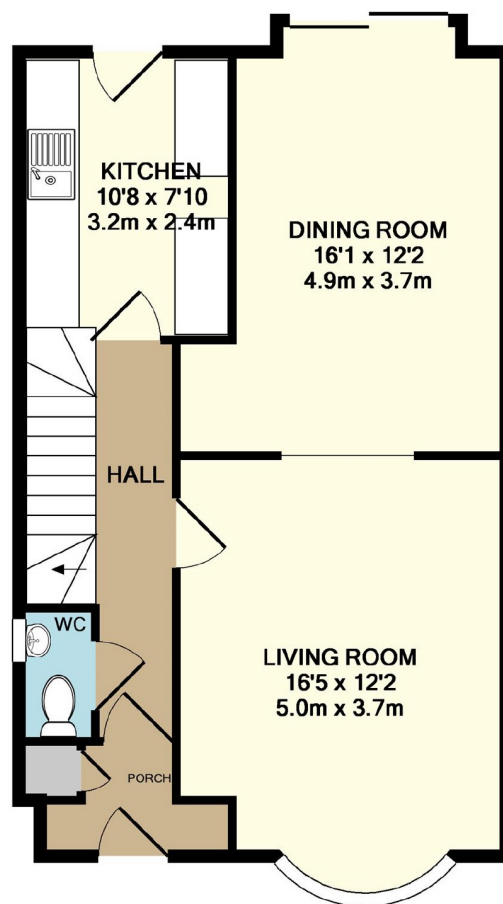
This lovely property is less than 30 years old but combines the aesthetics of a traditional semi detached home with modern additions such as an ensuite wetroom and downstairs WC. The accommodation in brief comprises: entrance porch, inviting hall, downstairs WC, a bay fronted 16ft living room, open with a spacious 16ft dining room with patio doors into the rear gardens, and a fitted kitchen.

Turning staircase to the first floor landing which reveals two generous double bedrooms, both benefitting from built in wardrobes and the rear bedroom boasting a contemporary ensuite wetroom. A modern family bathroom providing a white three piece suite including feature bath and a well-proportioned third bedroom are also found.

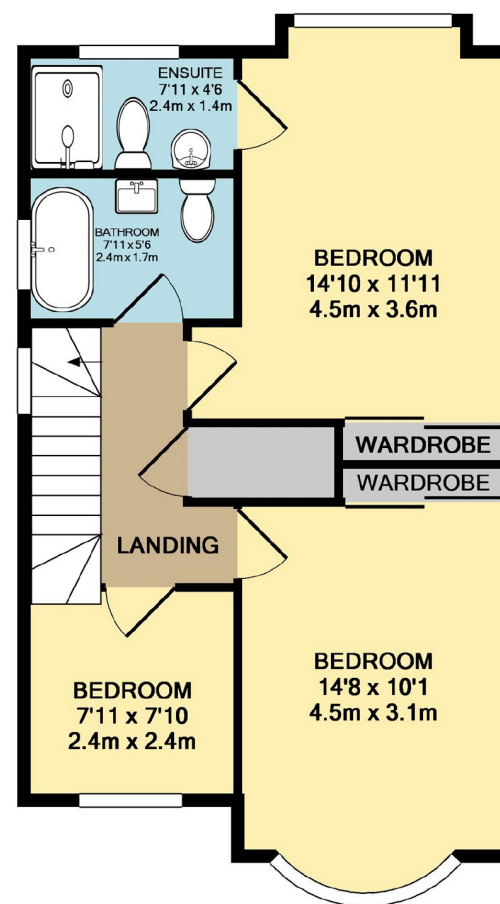
Externally, the most attractive frontage provides off road parking for two vehicles and is enclosed by the original brick wall. To the rear of the property, well-kept and private gardens are found, offering a paved patio ideal for a table and chairs with a substantial grassed lawn beyond.

A wonderful family home in a most sought-after Heaton Moor zone which must be viewed to fully appreciate. Please contact our office now to arrange an appointment.





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1108 SQ.FT. (102.9 SQ.M.)  
Made with Metropix ©2018

Heaton Moor Branch  
14 Moorside Road, Heaton Moor, Stockport, Cheshire, SK4 4DT | 0161 432 1115  
theheatons@julianwadden.co.uk | www.julianwadden.co.uk

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.

**JULIAN  
WADDEN**

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

rightmove

The Property  
Ombudsman