

JULIAN WADDEN



Apt 2, Church Manor
Stanley Road, Heaton Moor
Guide price £155,000

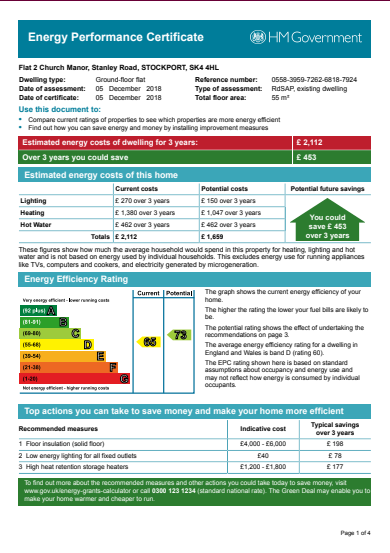


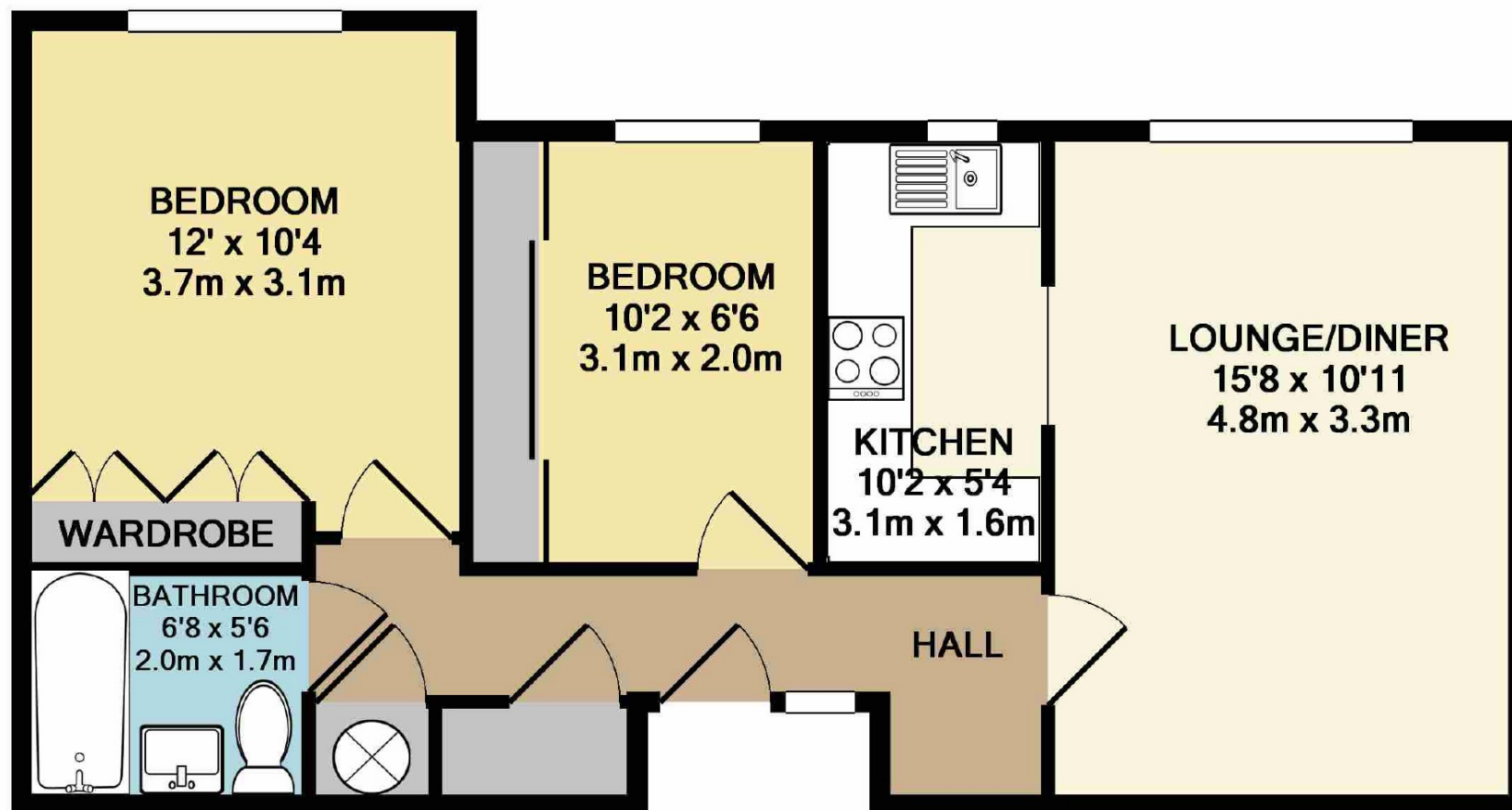
Square Footage: 557
Council Tax Band: C
Tenure: Leasehold
Service Charge: Circa £110 PCM
Sat Nav Directions: SK4 4HL

A rare opportunity to purchase a two bedroom ground floor apartment in a highly sought after over 55's retirement development positioned in the heart of Heaton Moor. Providing well proportioned accommodation throughout, this lovely apartment is an ideal downsize, with accommodation in brief comprising: communal entrance, inviting entrance hallway with storage off, a 15ft lounge/diner open with a fitted kitchen, a single bedroom with fitted wardrobes, a generous double bedroom with fitted wardrobes and a bathroom providing a three piece suite.

Externally; landscaped grounds offer allocated parking spaces for residents and formal gardens. A lovely apartment in a most desirable Heaton location ideal for local transport links and amenities.

Offered to the market with NO CHAIN.





TOTAL APPROX. FLOOR AREA 557 SQ.FT. (51.7 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.

**JULIAN
WADDEN**

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WWW.THEHEATONSPROPERTYBLOG.COM

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