

JULIAN
WADDEN





8 Birchwood Close
Heaton Mersey
Guide price £365,000



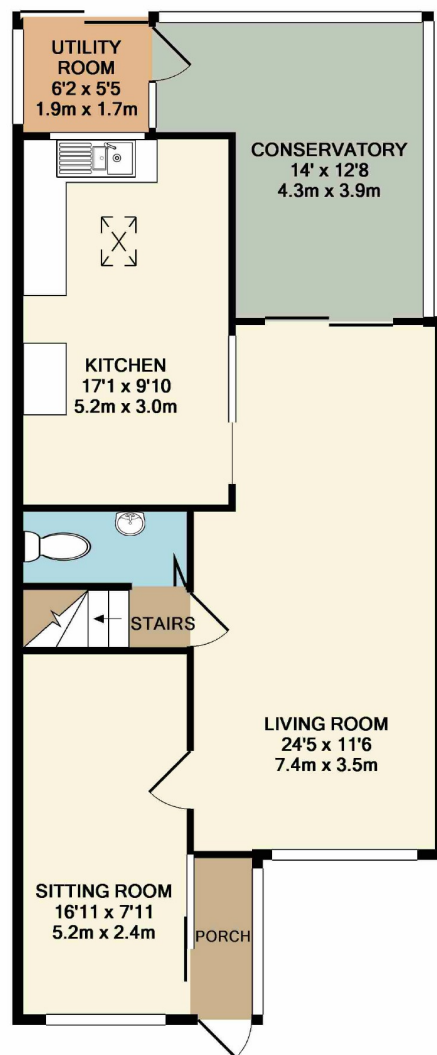
Square Footage: 1352
Council Tax Band: E
Tenure: Leasehold
Service Charge:N/A
Sat Nav Directions: SK4 2BS

An extended and spacious three bedroom detached property positioned on a quiet Heaton Mersey close with local schools and transport links within a close vicinity. Providing three separate reception rooms, this ideal family home must be viewed to fully appreciate. In brief the accommodation comprises: entrance porch, sitting room, 24ft living room, downstairs WC, a generous dining kitchen, utility room and L-shaped' conservatory. Single flight staircase leading to the first floor landing with doors to three well proportioned double bedrooms and a family bathroom.

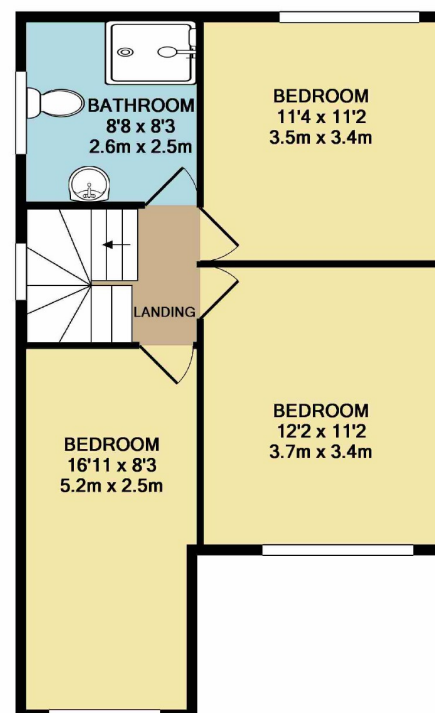
Outside there is a driveway to the front providing off the road car parking for several vehicles. Low maintenance gardens to the rear with a timber panelled fence surround.

Birchwood Close is ideally positioned close to all amenities including motorway links, East Didsbury Metro Link system and both Heaton Moor and Didsbury villages. Offered to the market with NO CHAIN, please call for an inspection today!





GROUND FLOOR
APPROX. FLOOR
AREA 819 SQ.FT.
(76.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 532 SQ.FT.
(49.5 SQ.M.)
TOTAL APPROX. FLOOR AREA 1352 SQ.FT. (125.6 SQ.M.)
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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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