

# JULIAN WADDEN



FOR SALE  
JULIAN  
WADDEN  
0161 432 1115  
www.julianwadden.co.uk





2 Mersey Road  
Heaton Mersey  
Guide price £380,000



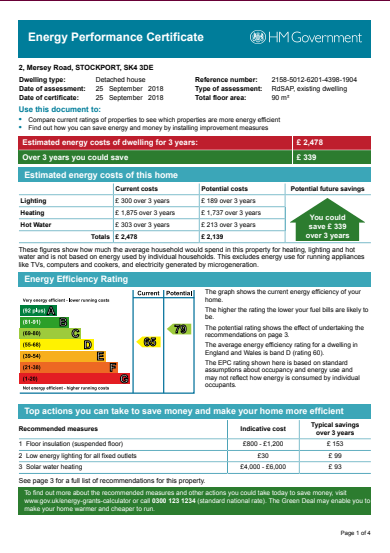
Square Footage: 915  
Council Tax Band: D  
Tenure: Freehold  
Service Charge:N/A  
Sat Nav Directions: SK4 3DE

A well presented three bedroom detached family home positioned on a larger than average plot within a highly sought after Heaton Mersey zone, ideally positioned for popular local schools, shops and transport links.

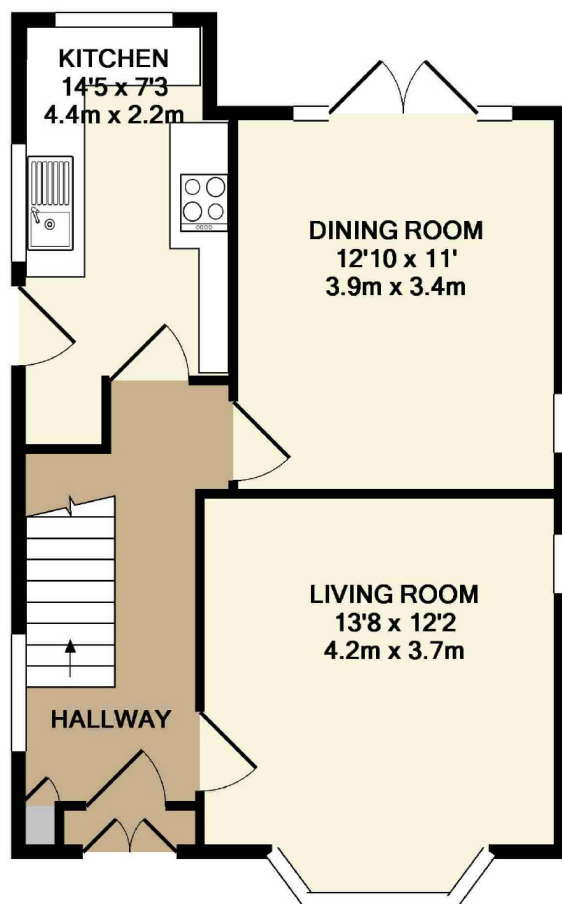
Offered to the market with NO CHAIN, this characterful property must be viewed to fully appreciate. In brief the accommodation comprises: entrance porch, inviting hallway, a bay fronted living room, a generous dining room with a feature fireplace and French doors into the rear gardens, and a fitted breakfast kitchen with integrated appliances and a breakfast bar. Stairs with a feature balustrade rise to a first floor landing which provides access to two spacious double bedrooms (both with dual aspect windows), a smaller third bedroom, a family bathroom and separate WC.

Externally; an attractive concrete imprint frontage provides off road parking for two or three vehicles alongside a small lawn with mature borders. To the rear lovely gardens are found, predominantly enclosed by an attractive brick wall and offering a sizable patio area and grassed lawn.

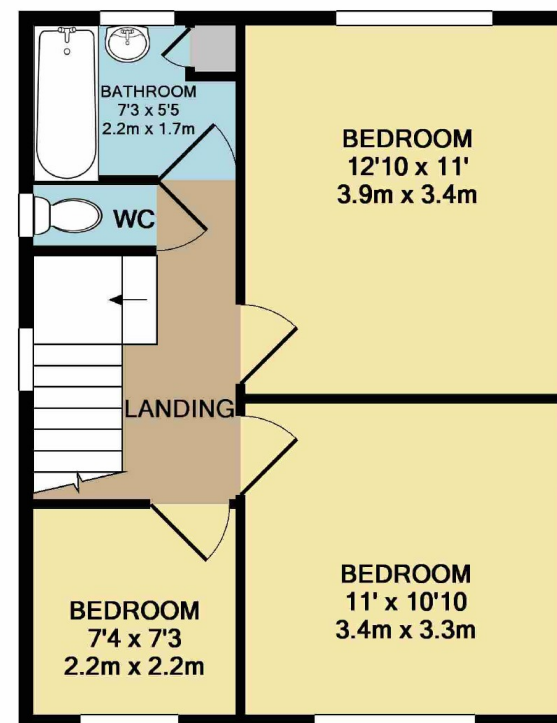
A superb opportunity to purchase a detached family home in a highly regarded location. Please contact our office now to arrange an internal inspection.







GROUND FLOOR  
APPROX. FLOOR  
AREA 483 SQ.FT.  
(44.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 432 SQ.FT.  
(40.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 915 SQ.FT. (85.0 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.