

JULIAN
WADDEN



3 Elmtree Drive
Heaton Norris
Guide price £400,000



Square Footage: 1450

Council Tax Band: C

Tenure: Leasehold

Service Charge:N/A

Sat Nav Directions: SK4 2HW

A stunningly presented and largely extended five bedroom semi detached property that has been finished to a high standard and boasts a tasteful internal decor throughout.

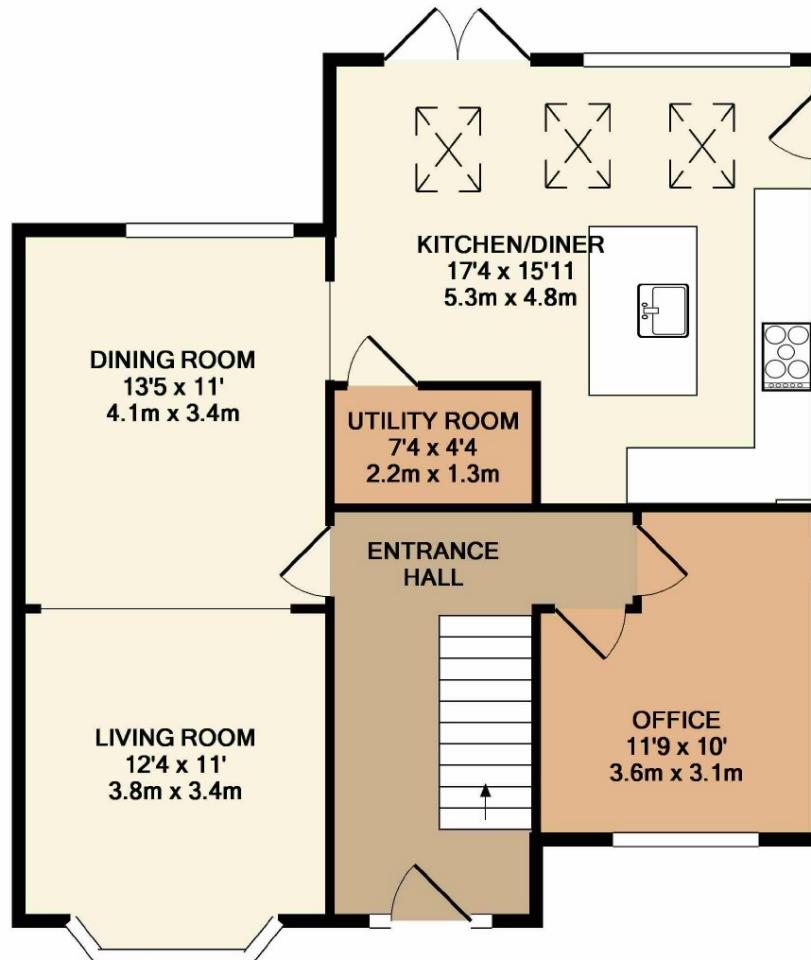
Ideally positioned for sought-after local schools and spanning 1450 square feet, this impressive property is an ideal family home, the accommodation in brief comprises: a striking front door opens into an inviting entrance hall, a generous home office (which could be utilised for a variety of uses including a downstairs WC), a bay fronted living room with feature log burner and air-conditioning, open with a light and spacious dining area and a stunning contemporary kitchen diner. A superb entertaining space providing a modern fitted kitchen with granite work surfaces and integrated appliances, ample space for free standing furniture, a vaulted ceiling with sky light windows flooding the space with natural light and French doors into the rear gardens. A very useful utility room is found just off.

To the first floor, a split-level landing provides access into four well proportioned double bedrooms, one of which boasts a contemporary shower room, a smaller fifth bedroom and a contemporary family bathroom providing a four piece suite including a feature roll-top bath tub and a high-level cistern WC.

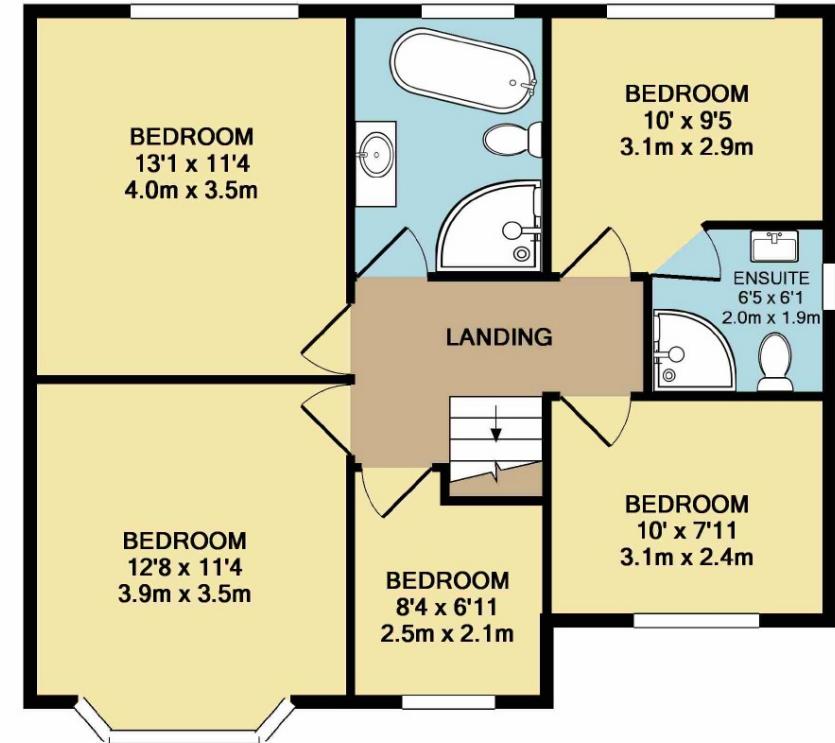
To the front, an attractive block paved frontage provides off road parking for 2 vehicles. The westerly facing rear offers enclosed and private gardens including a substantial grassed lawn and a block paved patio area ideal for a table and chairs.

Offered to the market with NO CHAIN, this superb family home demands inspection, please contact our office now to arrange an appointment.





GROUND FLOOR
APPROX. FLOOR
AREA 777 SQ.FT.
(72.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 672 SQ.FT.
(62.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1450 SQ.FT. (134.7 SQ.M.)
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