

JULIAN  
WADDEN





10 Brook Avenue  
Heaton Chapel  
Guide price £250,000





Square Footage: 1256  
Council Tax Band: B  
Tenure:  
Service Charge:N/A  
Sat Nav Directions: SK4 5HG

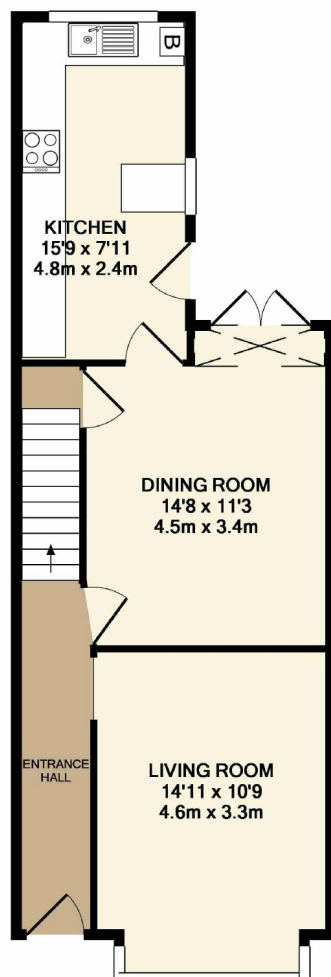
A four bedroom terrace property in need of modernisation, positioned on a most convenient Heaton Chapel road, just minutes walk from popular local amenities including 'FEED', 'Heaton Hops' and excellent transport links including the train station.

Providing more than 1250 square feet of accommodation over three floors, this property offers great potential. The accommodation in brief comprises: entrance hall, a bay fronted living room, generous dining room with a Manchester Skylight' and a fitted 15ft breakfast kitchen. Stairs rise to the first floor landing with access to a 14ft master bedroom, two further double bedrooms and a compact bathroom providing a three piece suite. A paddle staircase rises to the loft level where a 17ft bedroom (with some reduced head height) is found.

Externally, formal gardens are found to the front of the property. The rear boasts very generous south-easterly facing paved gardens. Many other residents have utilised some of this space for garden buildings or conservatories.

Offered to the market with NO CHAIN and sold as seen. This property must be viewed, please contact our office for more information.



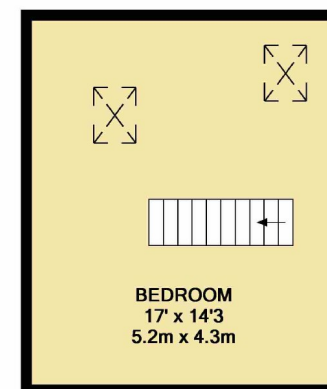


GROUND FLOOR  
APPROX. FLOOR  
AREA 520 SQ.FT.  
(48.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 493 SQ.FT.  
(45.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1256 SQ.FT. (116.6 SQ.M.)  
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LOFT LEVEL  
APPROX. FLOOR  
AREA 242 SQ.FT.  
(22.5 SQ.M.)

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WWW.THEHEATONSPROPERTYBLOG.COM

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The Property  
Ombudsman

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.