

JULIAN
WADDEN



CRÉSCENT PARK
NOS 39 - 51

39 Crescent Park
Heaton Norris
Guide price £389,950



Square Footage: 1361
Council Tax Band: D
Tenure: Leasehold
Service Charge: N/A
Sat Nav Directions: SK4 2JD

A substantially extended three double bedroom semi detached family home occupying a generous corner plot positioned in a highly sought after Heaton Norris location, well located for sought after local schools.

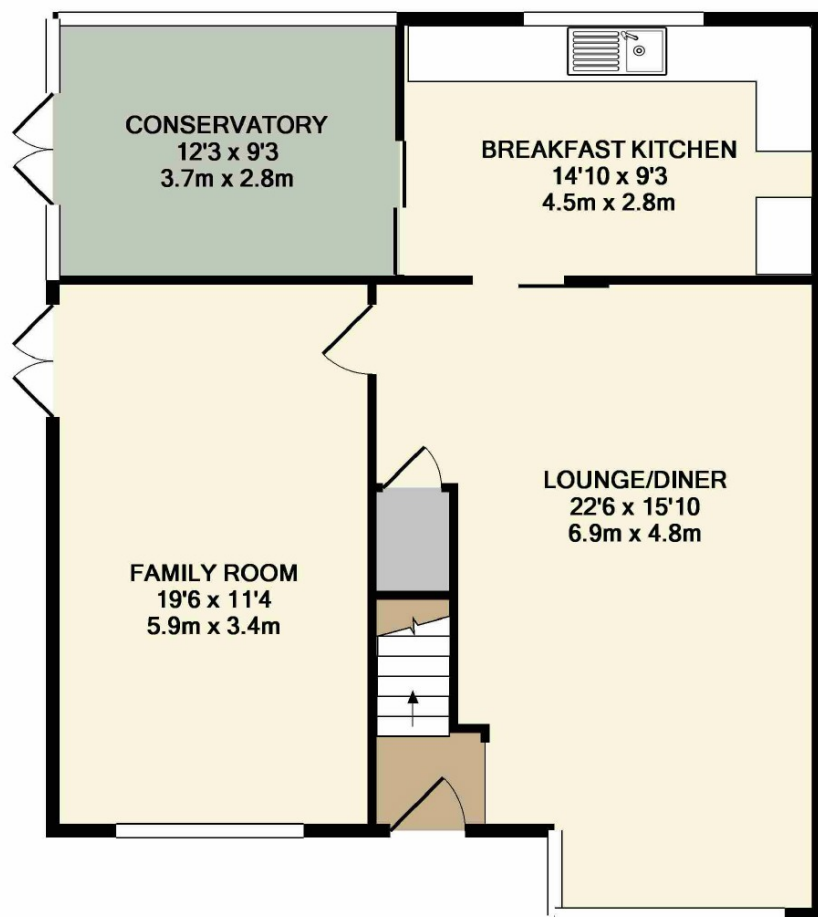
Providing accommodation spanning more than 1350 square feet, this well presented property is ideal for a growing family and in brief comprises: entrance hall, a light and spacious 22ft lounge/diner, generous family room, a fitted breakfast kitchen and a modern uPVC conservatory. The first floor offers a substantial master bedroom with a stunning contemporary shower room, two further double bedrooms and a family bathroom providing a white three piece suite.

Off road parking and formal gardens are found to the front of the property. A low maintenance block paved area to the side. A grassed lawn and paved patio ideal for a table and chairs to the rear.

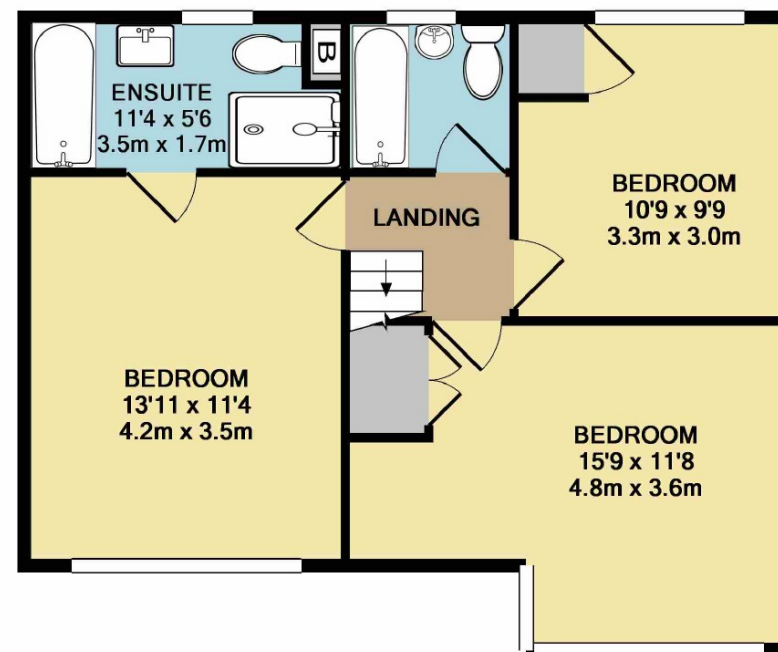
A superb family home offering generous accommodation and easy access to highly sought after local schools, transport links and amenities.

NO CHAIN





GROUND FLOOR
APPROX. FLOOR
AREA 807 SQ.FT.
(75.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 554 SQ.FT.
(51.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1361 SQ.FT. (126.5 SQ.M.)
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Heaton Moor Branch
14 Moorside Road, Heaton Moor, Stockport, Cheshire, SK4 4DT | 0161 432 1115
theheatons@julianwadden.co.uk | www.julianwadden.co.uk

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.