

JULIAN  
WADDEN







24 Deniston Road  
Heaton Moor  
Guide price £550,000





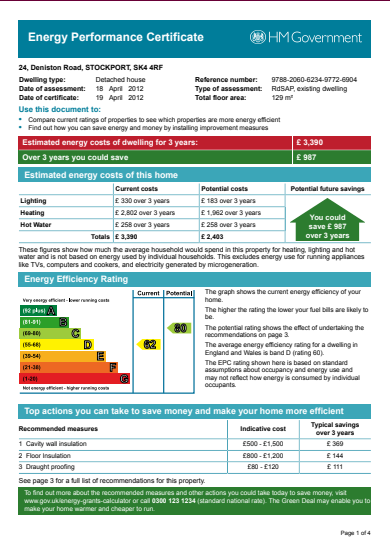
Square Footage: 1400  
Council Tax Band: E  
Tenure: Freehold  
Service Charge:N/A  
Sat Nav Directions: SK4 4RF

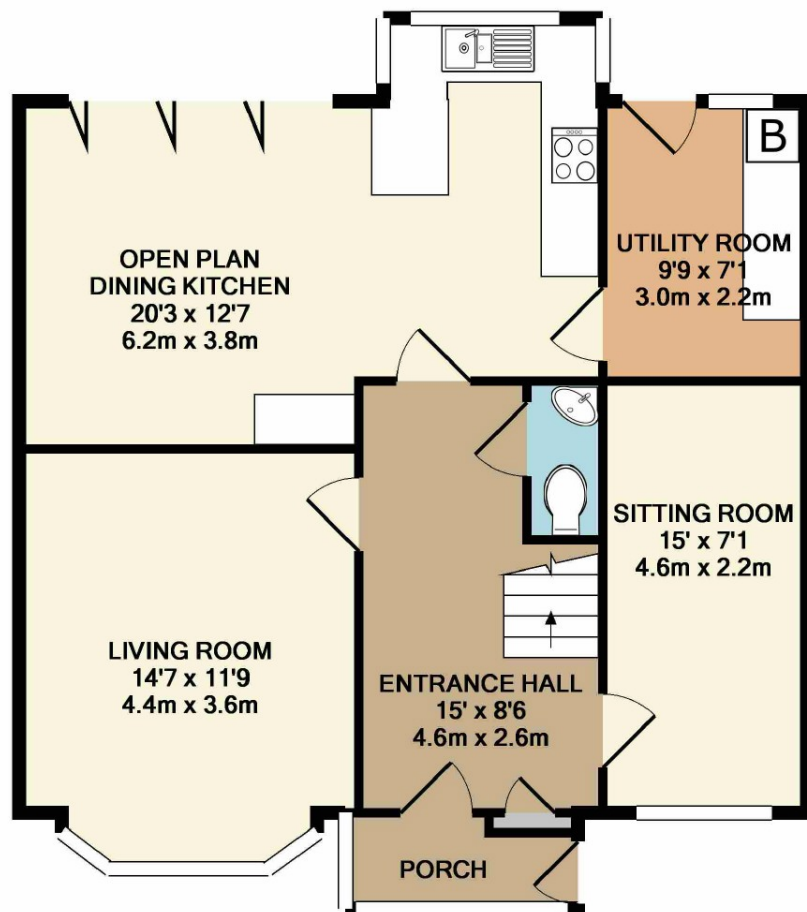
Positioned within strolling distance to Heaton Moor park, this thoughtfully extended four bedroom detached home has many selling features, including beautiful uninterrupted views of Heaton Moor Golf Course.

This ideal family home in brief comprises: porch, hallway with a w/c off, bay fronted living room, additional sitting room, superb open plan dining kitchen with doors to the rear gardens which delivers the 'outside in' feel which many discerning buyers desire. Spacious utility room off with further base units and a wall mounted boiler. Single flight staircase leading to the first floor landing with doors to four well proportioned bedrooms, family bathroom and a stylish en-suite shower room. Warmed via a modern central heating system, the property also has Upvc double glazed windows throughout.

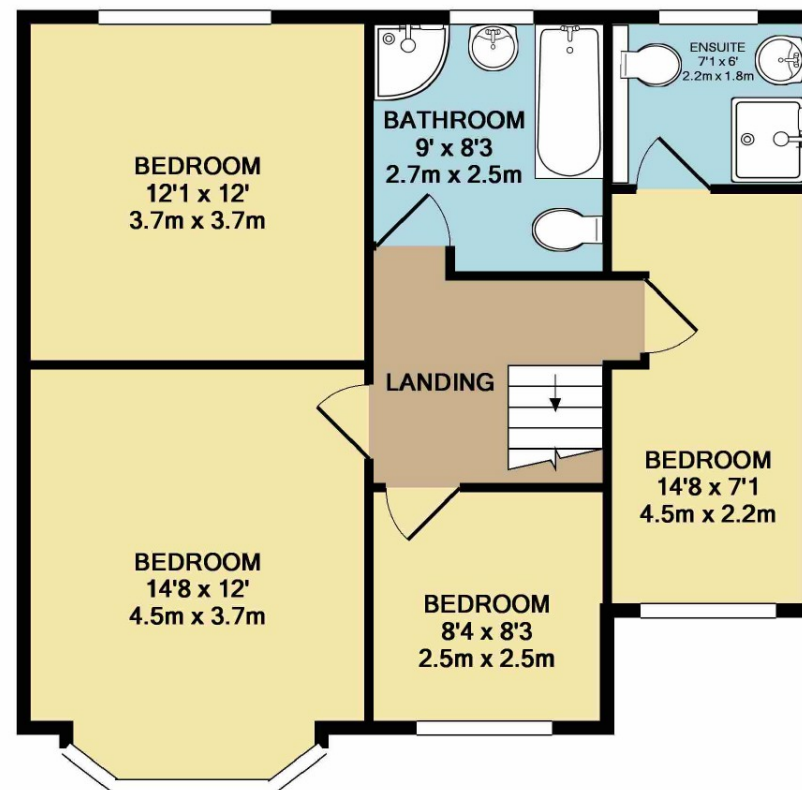
Externally there are formal gardens and a driveway providing off the road car parking to the front. Beautiful peaceful gardens to the rear which are both mature and highly secluded. Being sold with NO CHAIN, this brilliant home must be viewed!

In accordance with the Estate Agents Act 1979 we confirm the vendor of this property is a director of Julian Wadden





GROUND FLOOR  
APPROX. FLOOR  
AREA 739 SQ.FT.  
(68.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 661 SQ.FT.  
(61.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1400 SQ.FT. (130.1 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.