

JULIAN  
WADDEN







18 Dalkeith Road  
South Reddish  
Offers in the region of £130,000





Square Footage: 703  
Council Tax Band: B  
Tenure: Freehold  
Service Charge:  
Sat Nav Directions: SK5 7EY

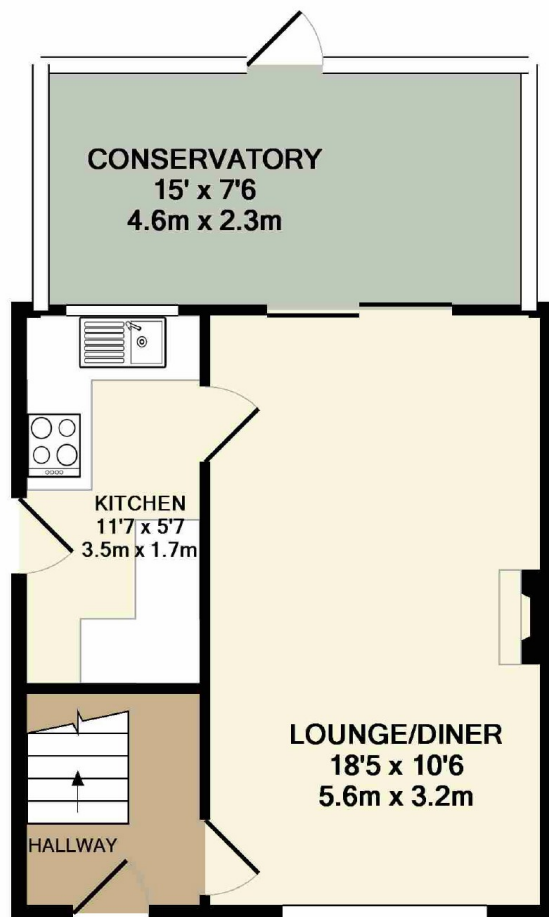
**CHAIN FREE.** A deceptively spacious two double bedroom (formerly three) semi detached property in need of cosmetic updating, located on a quiet residential road with open views across Reddish Vale Country Park to the rear. Ideals for first time buyers or investors this logically laid out property located close to superb local amenities and transport links would be well suited to someone looking to put their own stamp on a property.

The accommodation comprises; entrance hallway, a generous 18ft dual aspect lounge diner, kitchen with door giving access to the rear, a 15ft conservatory completes the ground floor. To the first floor are two true double bedrooms with the master bedroom measuring over 15ft, the bathroom is located towards the rear and has a three piece suite.

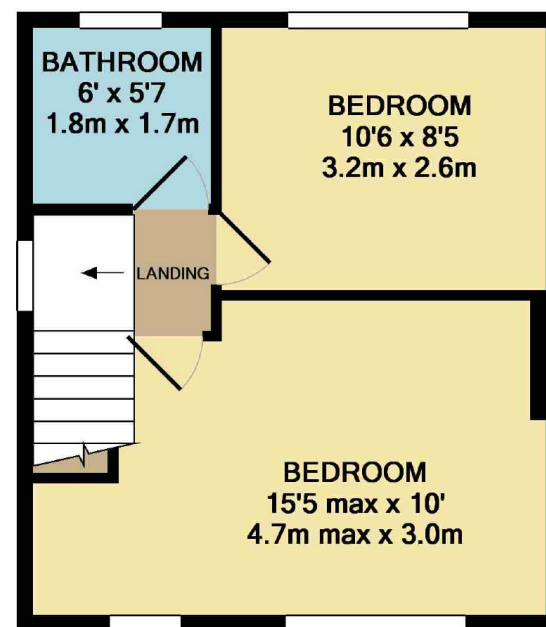
The property benefits from a gas central heating system and doubled glazed windows and doors.

Externally the property features a low maintenance garden and gated driveway to the front, whilst to the rear is a fully enclosed garden largely laid to lawn with garden shed. Contact our office for further details and to arrange your viewing!





GROUND FLOOR  
APPROX. FLOOR  
AREA 409 SQ.FT.  
(38.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 294 SQ.FT.  
(27.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 703 SQ.FT. (65.3 SQ.M.)  
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FOR FACTS STATS AND ALL THINGS REDDISH  
VISIT WWW.REDDISHPROPERTYBLOG.COM

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.

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The Property  
Ombudsman