

JULIAN
WADDEN



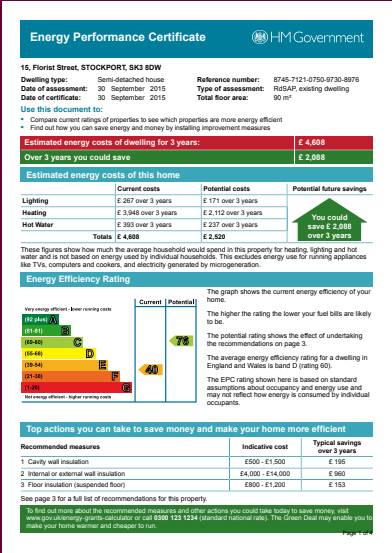


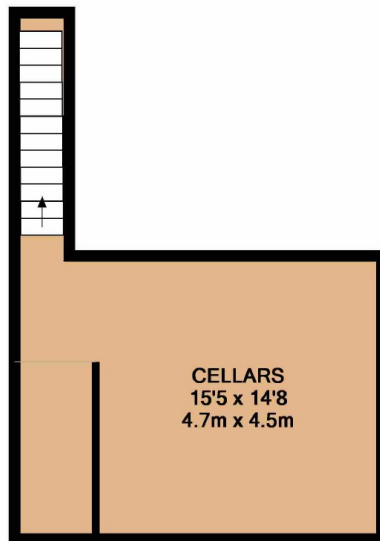
15 Florist Street
Shaw Heath
Guide price £165,000



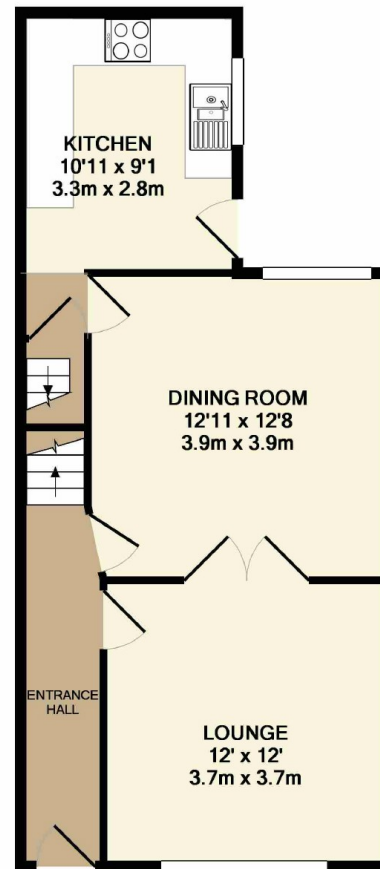
Square Footage: 1141
Council Tax Band: A
Tenure:
Service Charge:N/A
Sat Nav Directions: SK3 8DW

Offered to the market with NO ONWARD CHAIN is this stunning, two double bedroom, recently refurbished, period, semi-detached property, located on a lovely road within a popular residential location. The property, which underwent a full refurbishment 12 months ago and would make a great first time buy, comprises: entrance hallway, two large reception rooms with double opening doors between which provide the option for open plan living, and a separate modern kitchen with door leading to rear gardens. To the first floor is a large landing which leads to two double bedrooms and a spacious three piece bathroom suite. There is also access from the ground floor to stairs which lead down to a convenient cellar chamber. Externally there are formal gardens to front with private gardens to rear. Internal viewing highly recommended.

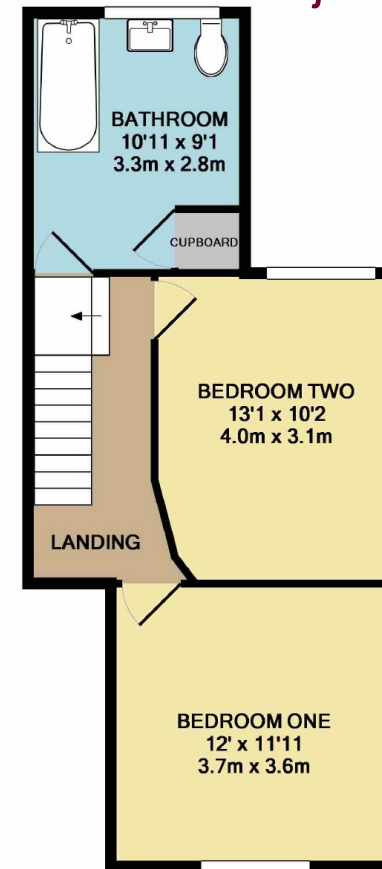




BASEMENT LEVEL
APPROX. FLOOR
AREA 208 SQ.FT.
(19.3 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 487 SQ.FT.
(45.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 446 SQ.FT.
(41.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1141 SQ.FT. (106.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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