

JULIAN
WADDEN





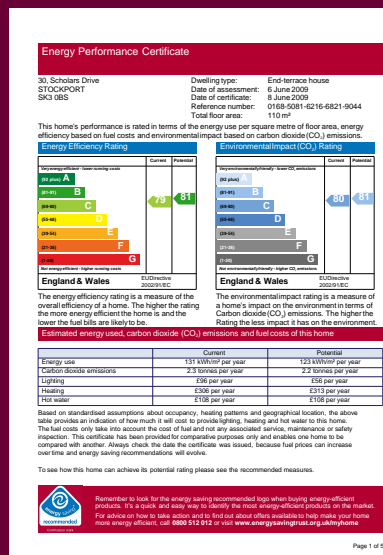
30 Scholars Drive
Edgeley
Guide price £289,950

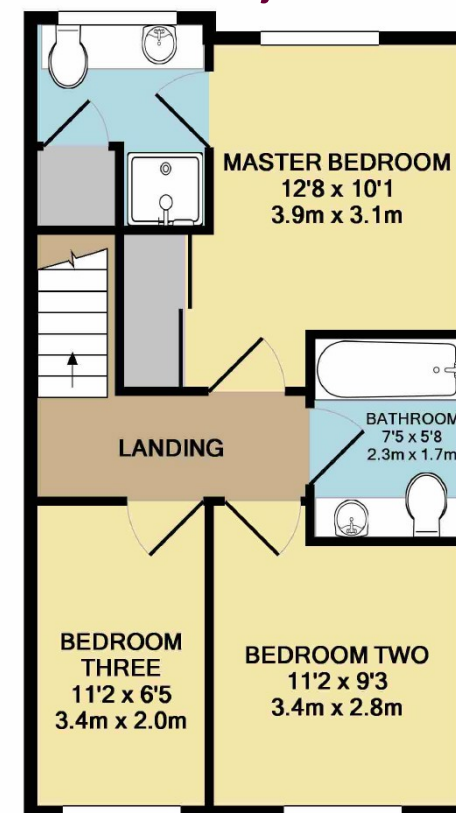
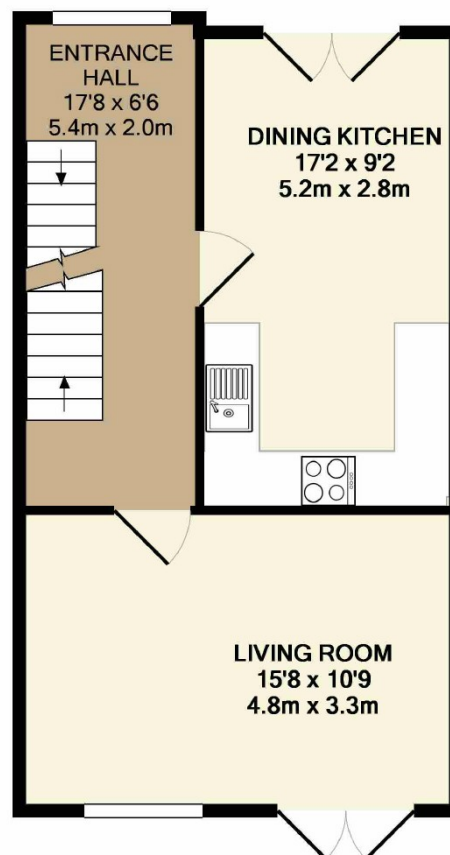
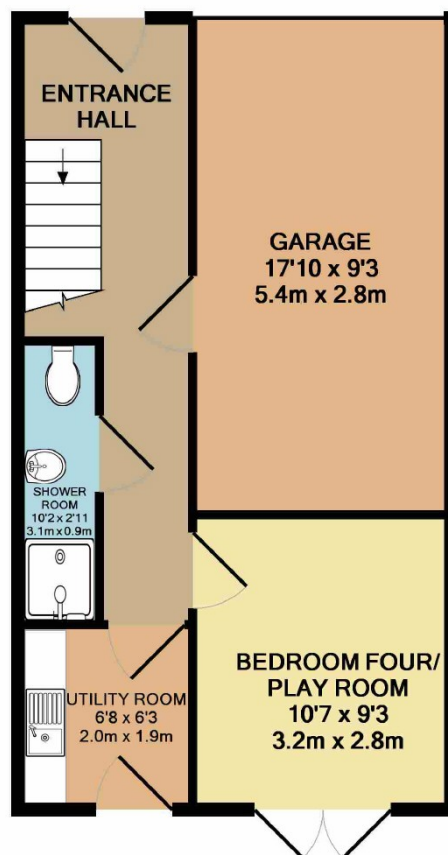


Square Footage: 1319
 Council Tax Band: D
 Tenure: Leasehold
 Service Charge:TBC
 Sat Nav Directions: SK3 0BS

Occupying a generous corner plot on a much sought after residential cul-de-sac is this beautifully presented, four bedroom, three storey, modern, townhouse with integrated garage. The property, which would make a fantastic family home, comprises: a 21 foot entrance hallway with three piece shower room off, a fourth bedroom/play room with French doors to rear, a utility room with further door to rear gardens, and a 17 foot integral garage with up and over door to front and courtesy door back to entrance hallway. To the first floor is a spacious lounge with Juliette balcony, and a modern dining kitchen with integrated appliances and another Juliette balcony. The second floor consists of the master bedroom with built in wardrobes and a three piece ensuite, two further well proportioned bedrooms, and a three piece family bathroom. Externally the property benefits from a huge corner plot with driveway and lawned gardens to front, with spacious lawned gardens and stone paved patio area to rear.

Internal viewing highly recommended!





1ST FLOOR
APPROX. FLOOR
AREA 440 SQ.FT.
(40.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1319 SQ.FT. (122.6 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
Made with Metropix ©2019

Stockport Exchange Branch
81-83 Wellington Road South, Stockport, SK1 3SL | 0161 474 8660
stockport@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.

**JULIAN
WADDEN**

FOR FACTS STATS AND ALL THINGS STOCKPORT
VISIT WWW.STOCKPORTPROPERTYBLOG.COM

rightmove

The Property
Ombudsman