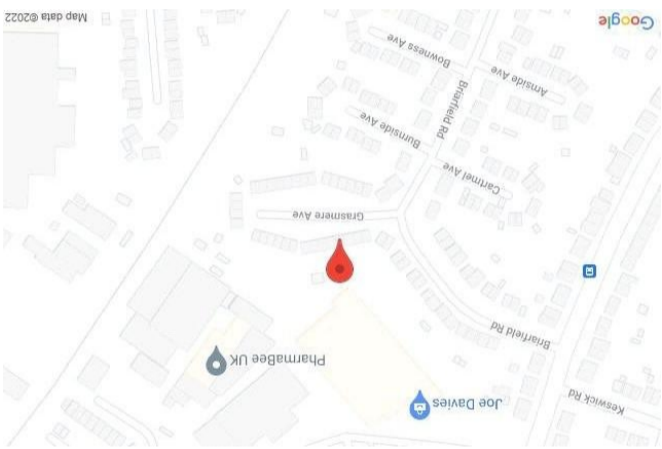


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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1ST FLOOR  
APPROX. FLOOR AREA 371 SQ.FT. (34.4 SQ.M.)  
TOTAL APPROX. FLOOR AREA 741 SQ.FT. (68.9 SQ.M.)



**PJK**

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## OFFERS IN EXCESS OF £245,000

A well-proportioned two double bedroom terrace boasting off road parking and a large rear garden. Offering two reception rooms the property is spacious in size making it an ideal opportunity for first time buyers. Conveniently located on a quiet cul-de-sac in Heaton Chapel, on a popular residential road with everything on its doorstep including local amenities, public transport links and both Heaton Chapel and South Reddish train stations. 741 sq ft.

The property comprises of; an entrance hallway with stairs leading to the first floor, the separate living room to the front offers ample space for furniture whilst the dining room has space for a dining table and chairs - ideal for formal dining. The separate kitchen offers ample worktop and cupboard space with additional space for white goods and access to the large rear garden. The first floor reveals two double bedrooms, both with space for fitted or freestanding furniture. All rooms are served by a three-piece bathroom with shower over bath, wash basin and WC. Externally the property offers useful off-road parking for one car and side access through into the rear garden. The garden to the rear is generously sized with multiple decking areas, lawn space and patio. Surrounded by a wooden fenced boundary and trees at the bottom which gives privacy.

741 gross sq ft  
Tax Band: A  
Freehold

*"A two double bedroom terrace with off road parking and a large rear garden in a quiet cul-de-sac"*

