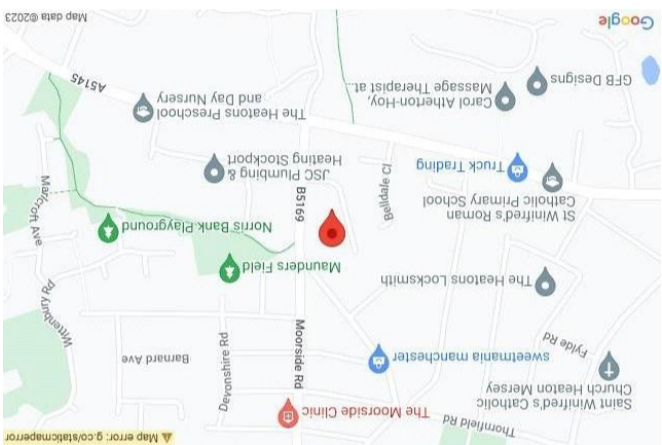
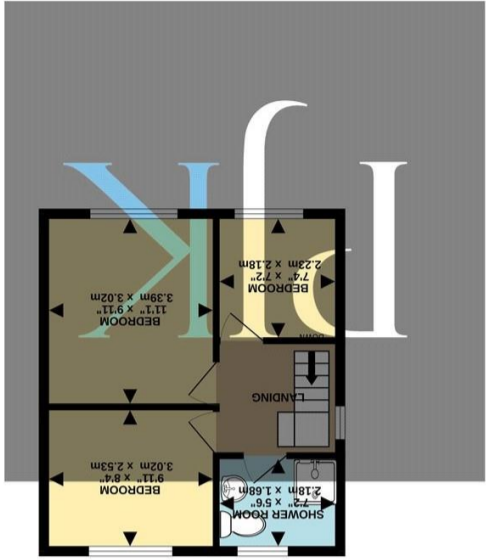
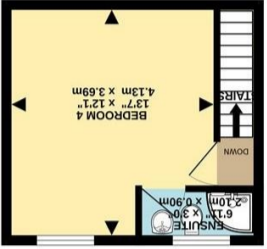


Energy Efficiency Rating	
Potential	Current
86	59
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92+) Very energy efficient - lower running costs B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



TOTAL FLOOR AREA : 1058 sq.ft. (98.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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 5/2023





## OFFERS OVER £425,000

A 1950's four bedroom semi detached family home that has been EXTENDED to the rear, a convenient LOFT CONVERSION with ENSUITE creating the ideal space for growing family. The property is ideally located just a few minutes walk from Heaton Moor Village, a range of local schools and transport links to get around manchester.

1058 sq ft. The property consists of a tidy entrance porch, inviting hallway, a bright versatile 20ft living room which opens in the extended L shaped kitchen/diner with ample space for free standing dining furniture and white goods. The modern kitchen consists of matching wall/base units, wooden worktops and integrated appliances. The first floor reveals two good sized double bedrooms and third single/office room. Completing the first floor is a three piece shower room consisting of a walk in shower, WC and hand wash basin. The top floor reveals a fourth double bedroom that has been built into the loft that has an accompanying ensuite/shower room.

Externally to the front is a tidy front yard with paved driveway running alongside the house providing off road parking at the property. To the rear is a sizable garden mainly composed of an artificial lawn framed by a paved patio at the base and to the top is a wooden patio with a garden shed.

1058 gross sq ft  
Tax Band: C  
Freehold  
Service Charge: £0  
Rental: £0

*"A four bedroom  
extended semi detached  
family home in heart of  
Heaton Mersey"*

