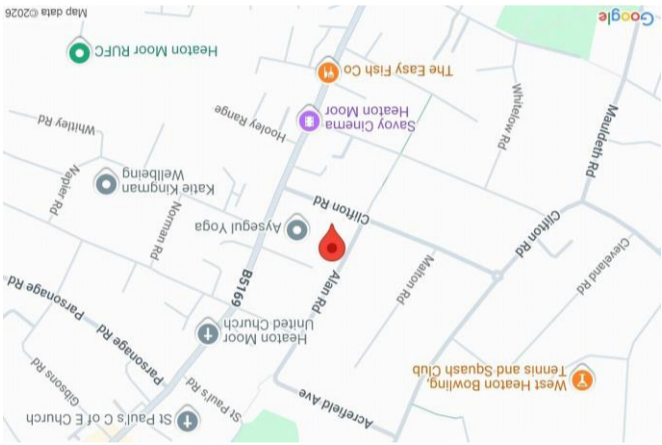


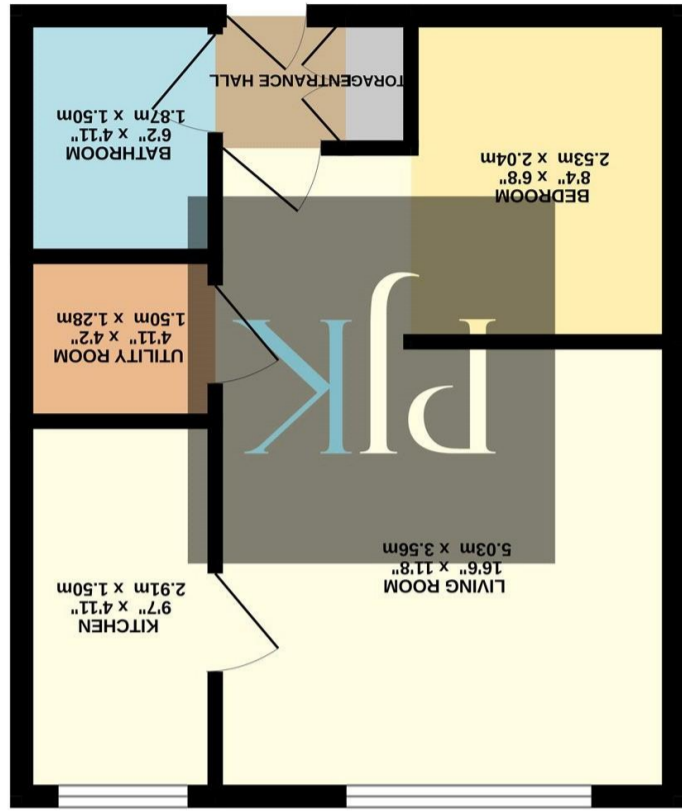
www.philipjames.co.uk
 0161 431 5556 | heatonmoor@philipjames.co.uk
 218 Heaton Moor Road, Heaton Moor, SK4 4DU

Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	73 C	78 C
81-91	B		
92+	A		



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 : 330 sq.ft. (30.7 sq.m.) approx.
 What ever attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any areas are approximate and no responsibility is taken for any error or 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 is made as to their capability or efficiency and the given.



FIRST FLOOR
 330 sq.ft. (30.7 sq.m.) approx.





OFFERS OVER £120,000

A beautifully presented first floor studio apartment, offered in exceptional condition throughout and ideally suited to first-time buyers. Situated within a convenient and well-regarded location, this attractive home is offered to the market with no onward vendor chain and is ready to move straight into.

The accommodation begins with a welcoming entrance hallway benefitting from a useful storage cupboard. The main living space is a bright and stylish open-plan area, thoughtfully arranged to provide both living and sleeping areas, creating a comfortable and versatile layout.

The property also features a modern fitted kitchen, offering a range of attractive matching wall and base units alongside quality work surfaces. Completing the internal accommodation is a contemporary three-piece bathroom suite, along with a separate utility cupboard providing additional practicality.

Externally, the property is set within beautifully maintained communal gardens, ideal for enjoying the warmer months. Further benefits include a garage and off-street parking, enhancing the overall appeal of this excellent home.

330 gross sq ft
Tax Band: A
Leasehold
Service Charge: £1,841

"Stunning first floor studio apartment in move-in condition with garage, parking and communal gardens."

