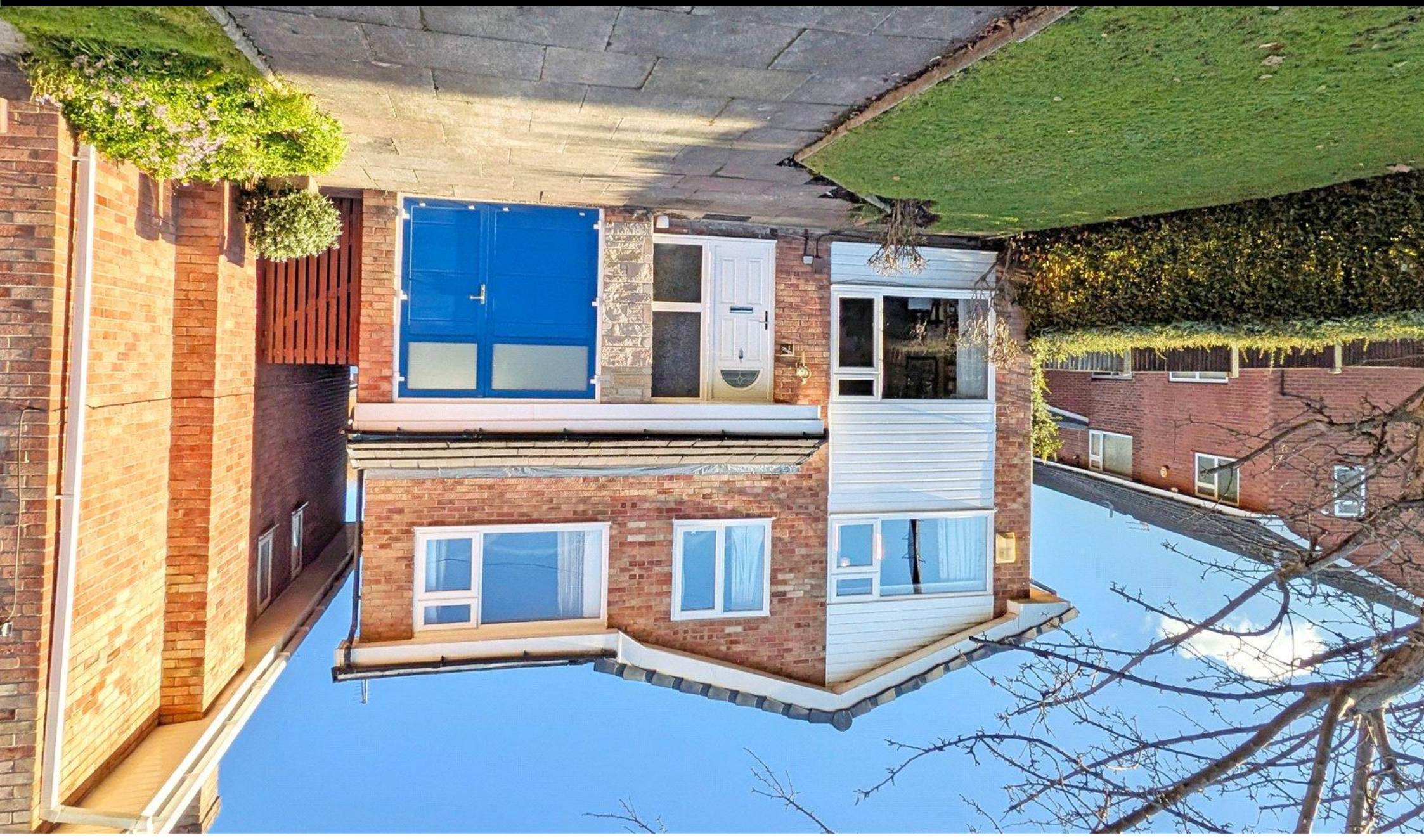
PHILIP JAMES
KENNEDY

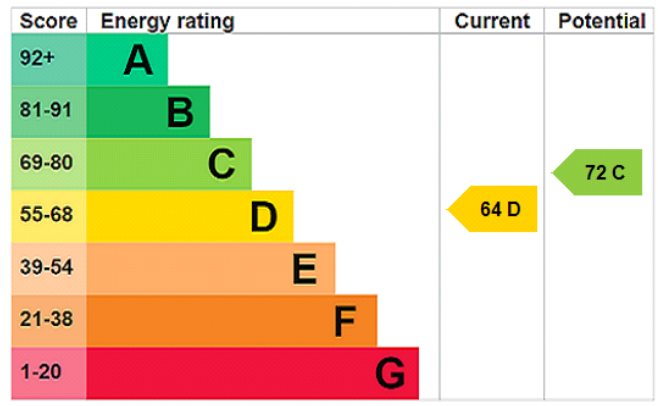
1 ALDERWOOD AVENUE

HEATON MERSEY, SK4 2BY









TOTAL FLOOR AREA : 1398 sq.ft. (129.9 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 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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OFFERS OVER £400,000

A spacious and well-maintained four-bedroom detached family home, thoughtfully extended to the side and rear, offering an impressive 1,398 sq. ft. of versatile living accommodation. Situated on a highly desirable residential road in Heaton Mersey, this excellent property would benefit from some cosmetic updating, presenting a fantastic opportunity for prospective buyers to tailor the home to their own needs and desires. Properties on Alderwood Avenue rarely come to the market, making this an excellent opportunity for a growing family.

The property consists of a welcoming entrance hallway housing the stairs to the first floor and useful storage facilities. To the front is an attractive and spacious living room, which seamlessly opens into an impressive extended dining and reception area to the rear. This generous space offers ample room for freestanding living and dining furniture, making it ideal for both everyday family life and entertaining.

The well-proportioned kitchen boasts a range of matching wall and base units, ample work surfaces and space for informal dining. Leading off the kitchen is a useful utility room, providing additional storage and space for freestanding white goods. Completing the ground-floor accommodation is a converted garage, currently utilised as a home office, offering excellent versatility for use as a study, gym, playroom or hobby room.

The first floor reveals four well-proportioned bedrooms, comprising three spacious double bedrooms and a good-sized single room. A particular benefit of this excellent family home is the provision of two separate three-piece bathrooms, one featuring a bath and the other a shower, providing additional practicality for a growing family.

Externally, to the front of the property is an attractive lawned garden alongside a paved driveway providing off-road parking. Gated side access leads to a generous and private rear garden, predominantly laid to lawn and bordered by mature hedging and established shrubs, providing an excellent space for children to play and enjoying the summer months.

1398 gross sq ft
Tax Band: E
Freehold

"A spacious, extended four-bedroom detached home with excellent potential."









