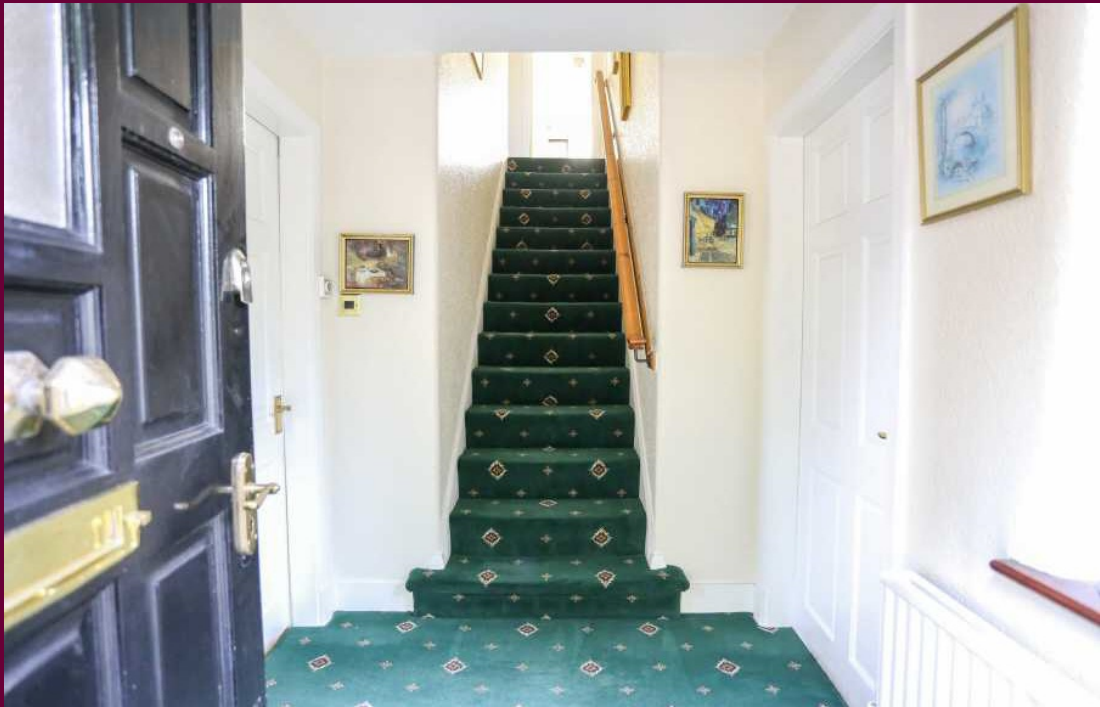


JULIAN WADDEN





401 Didsbury Road
Heaton Mersey



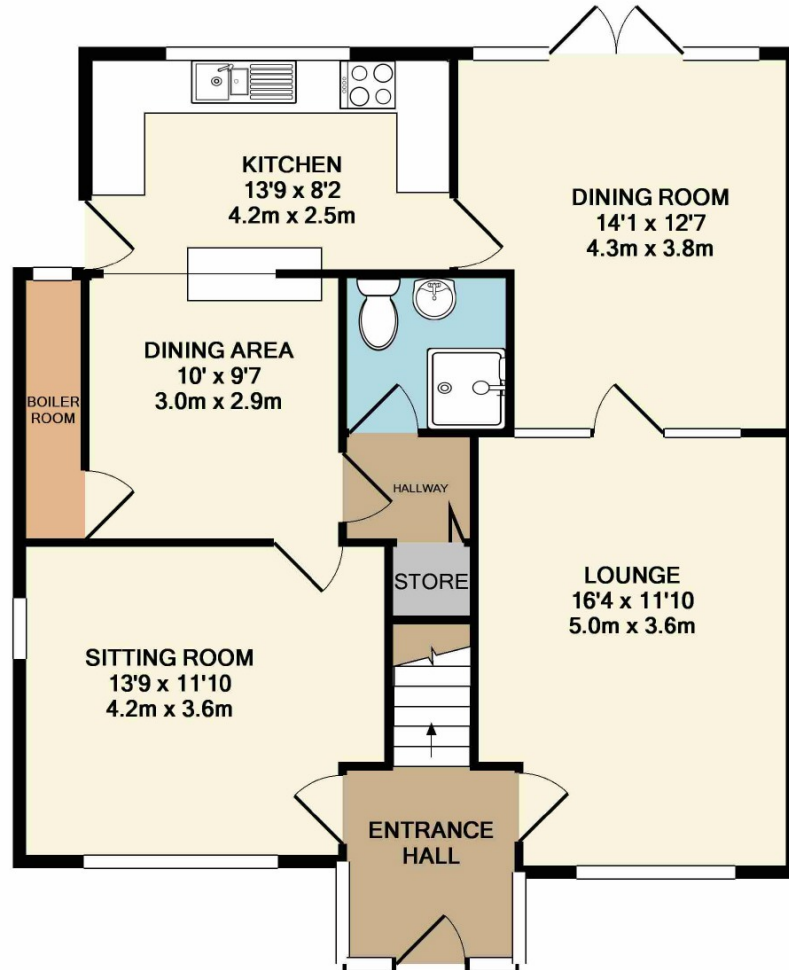
Guide price £440,000
Square Footage: 1417
Council Tax Band: F
Tenure: Freehold
Service Charge:N/A
Sat Nav Directions: SK4 3HB

Positioned in a desirable zone of Heaton Mersey is this unique extended three bedroom detached property offered to the market with NO CHAIN.

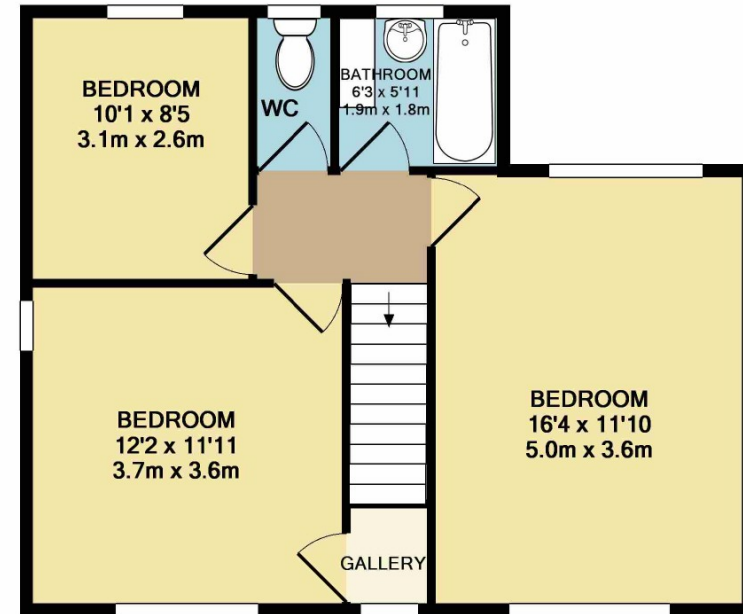
Ideally located for local schools and transport links this family home provides over 1400sq ft of accommodation, in brief comprising: inviting entrance hall, generous lounge, formal dining room with French doors to the rear garden, L-shaped kitchen diner with boiler room off, a downstairs shower room and a sitting room. A single storage chamber is also found. Stairs rise to the first floor landing with doors to three well proportioned double bedrooms (one of which boasts a useful gallery off), a family bathroom and separate WC.

Externally, off road parking is found to the front and continues to the side of the property where it meets a detached garage. To the southerly facing rear, generous yet private lawned gardens are found and a paved patio area ideal for for a large table and chairs. This wonderful family home must be viewed to be fully appreciated, please contact our office to arrange.





GROUND FLOOR
APPROX. FLOOR
AREA 873 SQ.FT.
(81.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 544 SQ.FT.
(50.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1417 SQ.FT. (131.6 SQ.M.)
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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.