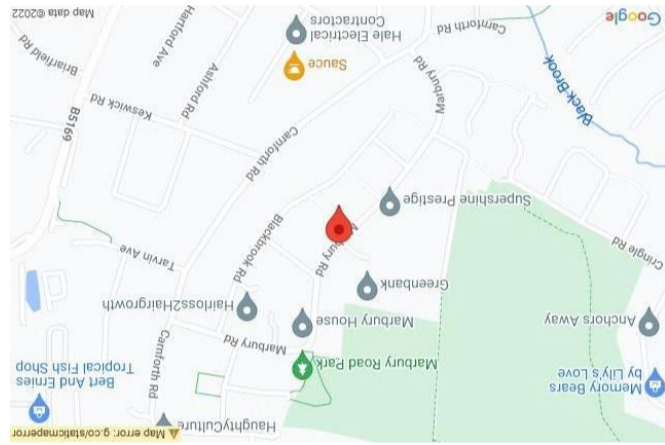
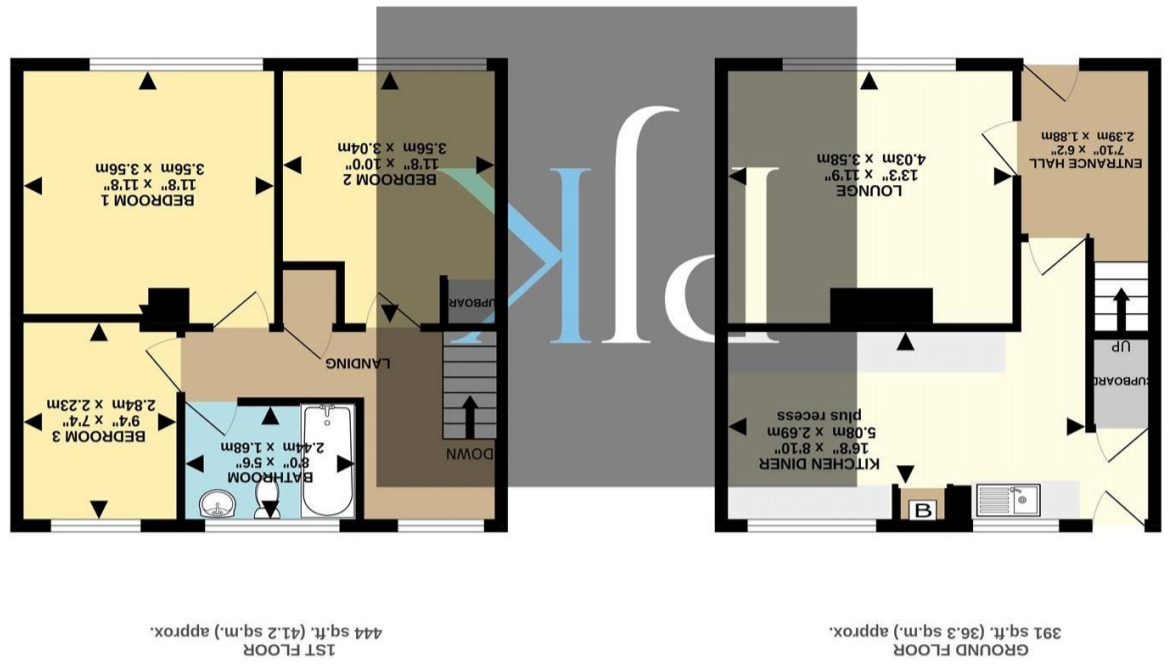


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

2 MUSDEN WALK, HEATON CHAPEL, SK4 5NP
 TOTAL FLOOR AREA : 834 sq.ft. (77.5 sq.m.) approx.
 What every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission or mis-statement. This plan is for guidance purposes only and should be read as such. 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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Energy Efficiency Rating	
Current	66
Potential	88
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A	(92+)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)

PJK

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OFFERS OVER £200,000

This well presented three bedroom terrace is currently offered with tenants in situ. Located on a quiet residential street in Heaton Chapel ideally positioned to provide access to many local amenities including reputable schools, shops and highfield country park is just a short walk away.

Extending to a generous 834sq ft the property comprises of a welcoming entrance hallway with stairs providing access to the top floor, a bright vibrant living room with a feature fireplace, an extensive modern kitchen that comes complete with stylish matching wall and base units, ample space for freestanding appliances, breakfast bar area. The first floor reveals three generous double bedrooms all of which are serviced by a modern three piece family bathroom consisting of a bath with shower over, low level WC and hand wash basin. Externally the property is set back from the road with an area of garden to the front whilst the rear reveals a well presented and low maintenance garden.

834 gross sq ft
Tax Band: A
Freehold

"A currently tenanted spacious three bedroom terrace with an extensive low maintenance rear garden."

