



Wandsworth Road, Heaton
Offers in excess of £275,000

**JACK
HARRISON
ESTATES**

A STUNNING AND TASTEFULLY EXTENDED 2 BEDROOM MID TERRACE FAMILY HOME SITUATED ON THE HIGHLY DESIRABLE WANDSWORTH ROAD, HEATON WITHIN CLOSE PROXIMITY OF THE MANY SHOPS, BARS AND RESTAURANTS THAT BOTH HEATON AND CHILLINGHAM ROAD HAS TO OFFER.

The most impressive accommodation comprises: Entrance hall, lounge and a luxury living/dining fully integrated kitchen complete with bi-fold doors leading to the rear yard. To the first floor there are 2 double bedrooms and a family bathroom/WC.

Additional benefits include gas central heating via combination boiler and UPVC double glazing.

Externally, there is a town garden to the front and a yard to the rear.

Entrance hall: Entrance door, staircase to first floor, radiator and hardwood floor.

Lounge: 14'5 into bay x 10'7 into alcoves: Double glazed bay window to the front, alcoves, log burning stove, hardwood floor.

Open plan living/dining kitchen: 25'5 x 14'3 into alcoves: Fitted with a range of wall and base units, work surfaces, 1 ½ bowl sink unit, built in electric Neff oven, built in gas Neff hob, built in Neff microwave, warming drawer, integrated washing machine, integrated fridge/freezer, integrated dishwasher, integrated tumble dryer, part hardwood/part tiled floor, skylight, alcoves, understairs cupboard, radiator and bi-fold doors to the rear yard.

First floor landing: Carpet, built in cupboard and access to the roof space.

Bedroom 1: 13'0 into bay x 11'0: Double glazed bay window to the front, fitted wardrobes, 2 built in cupboards, carpet and cast iron radiator.

Bedroom 2: 17'0 x 7'2: Double glazed window to the rear, carpet, radiator and access to the fully boarded roof space via loft ladder.

Bathroom/WC: 7'6 x 6'5: White 3 piece suite comprising a roll top bath with rainfall shower over, hand basin and WC. Tiled walls, tiled floor, radiator, extractor fan and double glazed frosted window to the rear.

Front garden: Paved garden with a porcelain, non-slip tiled walkway.

