



Eversley Place, Heaton
Offers in excess of £400,000

**JACK
HARRISON
ESTATES**

*** RARE TO THE MARKET ***

CONSTRUCTED IN 1889 THIS FABULOUS 4 BEDROOM, 3 STOREY FAMILY HOME SITUATED ON THE HIGHLY DESIRABLE EVERSLEY PLACE, HEATON.

This much sought after pedestrianised street is positioned conveniently for access to an abundance of amenities including shops, restaurants, cafes and bars as well as Heaton Park.

This impressive period property retains a wealth of original features but has also been extensively renovated by the current owners.

The accommodation comprises: Entrance hall, WC, lounge, dining room and dining kitchen. To the first floor, there are 3 bedrooms, a family bathroom/WC and a utility/laundry room. To the second floor, there is a magnificent 4th bedroom with adjoining kitchenette, separate dressing area, generous en suite bathroom and 2 balcony windows.

Additional benefits include gas central heating via 2 boilers and UPVC double glazing.

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

Entrance hall: Entrance door, tiled floor, staircase to first floor, understairs cupboard, radiator and stained glass door.

WC: WC, hand basin and extractor fan.

Lounge: 16'1 into bay x 13'7: Double glazed window to the front, feature marble fireplace, alcoves, picture rail, coving to ceiling, ceiling rose, television point, carpet and archway to the dining room.

Dining room: 13'5 x 11'9 into alcoves: Double glazed window to the rear, feature marble fireplace with open fire, original built in solid wood storage cabinets with drawers, picture rail, coving to ceiling, ceiling rose, alcoves, and carpet.

Dining kitchen: 21'6 x 17'2: Fitted with a range of wall and base units, solid wood work surfaces, integral dishwasher, tiled floor, combi boiler, radiator, underfloor heating, double glazed window to the side and double glazed door to the side.

Utility/laundry room: Work surfaces, sink unit, space for washing machine and dishwasher, double glazed window to the side.

First floor landing: Carpet, radiator, 2 understairs cupboards and the staircase to the 2nd floor.

Bedroom 1: 13'9 x 11'5 into alcoves: Double glazed window to the front, alcoves, coving to ceiling, carpet and radiator.

Bedroom 2: 13'4 x 12'1 into alcoves: Double glazed window to the rear, alcoves, carpet and radiator.

Bedroom 3: 10'9 x 6'6: Double glazed window to the front, carpet and radiator.

Bathroom/WC: 7'9 x 8'10: White 4 piece suite comprising a tiled bath, hand basin, WC and a step in shower cubicle. Extractor fan and double glazed frosted window to the rear.

Second floor landing: Carpet and Velux window.

Bedroom 4: 37'0 x 10'7: 2 Skylights, 2 balcony windows, 1 Velux window, single and double radiators, carpet, separate dressing area and integrated kitchenette/walk in cupboard with fitted sink.

En suite: White 5 piece suite comprising his & hers wash hand basin, step in shower cubicle, roll top bath and WC. Tiled walls, tiled floor, heated towel rail and extractor fan.

Front garden: Laid mainly to artificial lawn.

Rear yard.

