



Stannington Avenue, Heaton  
Offers in excess of £180,000

**JACK  
HARRISON  
ESTATES**

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AVAILABLE WITH NO ONWARD CHAIN THIS OUTSTANDING 2 BEDROOM GROUND FLOOR FLAT SITUATED ON THE HIGHLY DESIRABLE STANNINGTON AVENUE, HEATON.

The property is located within close proximity of the many shops, cafes and restaurants that Heaton Road has to offer and is easy access to the City Centre.

The beautifully appointed accommodation comprises: Entrance hall, lounge, breakfasting kitchen, 2 double bedrooms and a bathroom/WC. Additional benefits include gas central heating and double glazing. Externally, there is a driveway to the front and a private garden to the rear.

Entrance hall: Double glazed entrance door, built in cupboard, LVT flooring.

Lounge: 15'7 into bay x 13'0 into alcoves: Double glazed bay window to the front, alcoves, LVT flooring, coving to ceiling, picture rail, telephone point, television point and double radiator.

Breakfasting kitchen: 12'4 x 12'1: Fitted with a range of wall and base units, work surfaces, 1 1/2 bowl sink unit, built in electric oven and gas hob, space for washing machine, vent for dryer, LVT flooring, combi boiler, double radiator and double glazed window to the side.

Bedroom 1: 13'0 x 11'5: Double glazed window to the front, television point, coving to ceiling, picture rail, laminate floor and double radiator.

Bedroom 2: 11'6 x 10'5: Double glazed window to the rear, built in wardrobes, picture rail, coving to ceiling, picture rail, radiator, laminate floor and radiator.

Bathroom/WC: 8'1 x 5'8: White 3 piece suite comprising a panelled bath with shower over, hand basin and WC. Part tiled walls, double radiator, extractor fan and double glazed frosted window to the rear.

Front garden: Block paved driveway.

Rear garden: Mainly paved with fenced boundaries.

