



*Andrew J.*  
**Dawson**  
Independent Estate Agents

## Waterford Place, Heald Green

Guide Price £475,000

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- Impressive Modern Townhouse.
- Two Bathrooms and Ground Floor W.C.
- Central Heald Green Location.
- Two Reception Rooms.
- Allocated Parking.
- Five Bedroom.
- Stunning Family Dining Kitchen.
- Exclusive Gated Development.
- Utility Room .
- Offered for sale with No Chain.



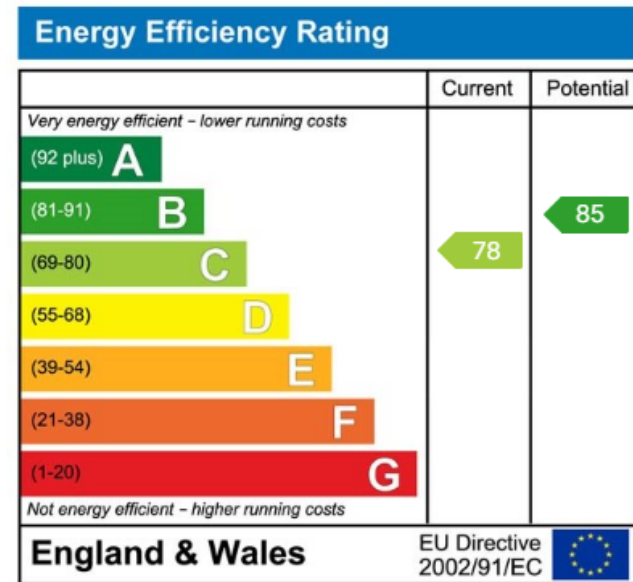
OFFERED FOR SALE WITH NO CHAIN this impressive EXTENDED MODERN TOWN HOUSE, situated on a POPULAR GATED DEVELOPMENT within the heart of HEALD GREEN VILLAGE. The accommodation comprises of an entrance hallway with ground floor w.c, a large living room opening into a dining room, a beautiful extended kitchen and a ground floor utility room. The upper floors reveal five excellent bedrooms of which are served by two three piece family bathroom suites. Externally, there is allocated gated off road parking in addition to beautiful communal area's. To the rear is a superb landscaped garden with flagged patio area and artificial lawn garden beyond.





TOTAL FLOOR AREA - 1602 sq ft. (148.8 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of flats, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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. Made with Metropac 2024.



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