



**ASHWORTH HOLME**  
Sales · Lettings · Property Management



**10 ALDEN WALK, SK4 5NW**  
**£250,000**



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## DESCRIPTION

A FULLY REFURBISHED THREE BEDROOM MID-TERRACE WITH A LARGE REAR GARDEN, QUIETLY POSITIONED ON A PEDESTRIANISED STREET CLOSE TO HEATON MOOR AND HEATON CHAPEL.

An unmissable opportunity to acquire a beautifully renovated home, finished to a high standard throughout. Recent works include a full rewire, complete replastering, new kitchen and bathroom, updated windows and doors, and a brand-new central heating system — creating a home in truly move-in-ready condition with no further work required.

Alden Walk is a quiet pedestrianised street, yet perfectly placed for a range of amenities. Heaton Chapel train station is around a 15-minute walk away, offering direct links into Manchester. The A6 and M60 are also within easy reach. Families will appreciate the well-regarded local schools, and both Heaton Moor Road and Heaton Chapel high street offer a variety of shops, bars, and eateries just a short walk away.

The accommodation comprises: entrance hallway, spacious lounge/dining room with dual aspect windows, modern fitted kitchen with access to the rear garden, and a separate utility room. To the first floor are three generously sized bedrooms and a stylish family bathroom.

Externally, there is a large rear garden mainly laid to lawn and additional garden space to the front.

NO ONWARD CHAIN. FREEHOLD.

## KEY FEATURES

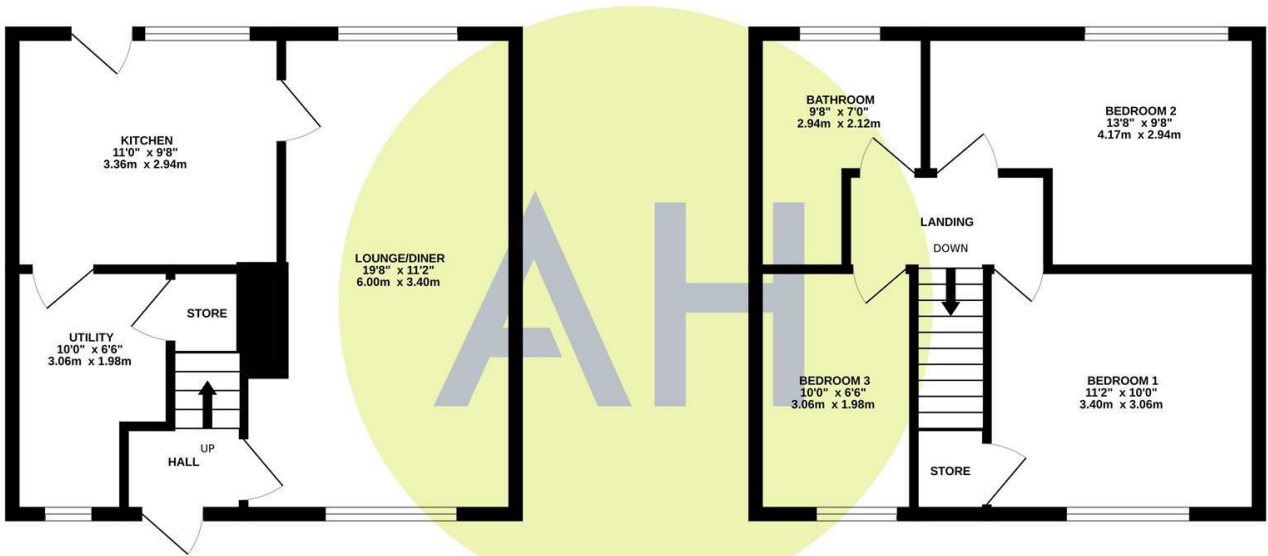
- Refurbished to a high standard throughout
- Brand new kitchen and bathroom
- Spacious lounge/dining room
- Large rear garden mainly laid to lawn
- Three well-proportioned bedrooms
- Rewire, replastering, and new windows/doors
- Separate utility room and modern layout
- Close to Heaton Moor, schools & transport links





**GROUND FLOOR**  
399 sq.ft. (37.1 sq.m.) approx.

**1ST FLOOR**  
406 sq.ft. (37.7 sq.m.) approx.



**TOTAL FLOOR AREA : 805 sq.ft. (74.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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.  
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## ASHWORTH HOLME

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

