



8 Heswall Road,

£475,000

PAUL MOSS

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PM1257 ***NO ONWARD CHAIN*** VIEWING HIGHLY RECOMMENDED

Book Your Slot - OPEN VIEWING DAY SATURDAY 11th JULY 11-2pm
Call Paul Moss Estate Agents

0161 327 4877

5 Bedroomed Detached Home. With the creative use of space . This home could easily be a Six or 7 bedroomed home with the opportunity for inter-generational living.

An expansive five-bedroom detached family home, offering 1840 sq ft of versatile living space, perfectly situated in the desirable SK5 6SN area and ideally positioned for Reddish Vale Country Park and the Fallowfield Loop.

Situated in a fantastic catchment area for schools and local parks. It is easily accessible via train routes and the motorway network. Ideal for a busy family.





Porch

Upvc double glazed door to entrance porch.
Door to entrance hall.

Reception Hall

Ceiling light point. Coving to ceiling. Stairs to first floor. Radiator. Doors to Kitchen, dining room and morning room.

Reception Room

3.38m x 2.34m (11'1" x 7'8")

Ceiling light point. Understairs storage cupboard. Radiator. Upvc double glazed door and window to conservatory. Door to lounge. A Traditional parlour with leaded lights to windows.





Lounge

4.57m x 3.8m (14'11" x 12'5")

Upvc double glazed window to rear aspect.
Ceiling light point. Coving to ceiling. Radiator.
Feature fireplace. Access to the garage.

Dining Room

4.24m x 3.8m (13'10" x 12'5")

Upvc double glazed bay window to front aspect. Ceiling light point. Radiator. Feature fireplace. Opening to lounge. New doors throughout.

Kitchen

4.83m x 2.4m (15'10" x 7'10")

Kitchen is fitted with Oak panelled units with both base and eye level units with matching work surface. Composite sink and drainer unit. Tiled splash backs. Built in electric oven, hob and overhead extractor hood. Upvc double glazed window to front aspect. New Door to utility room.



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