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# 4 Waterford Place
## Heald Green SK8 3PR
## Asking Price £425,000

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# 4 Waterford Place

## Heald Green SK8 3PR

## Asking Price £425,000

A Substantial Four Bedroom, 2 Bathroom, Mid Town House complete with Conservatory situated within an exclusive gated development of ten properties (NO CHAIN).

Looking for something a little different, then this home could very well fulfil these requirements. The living area is over three floors as follows: Entrance Hall, Downstairs WC, Living Room, Fitted Kitchen, Conservatory. On the First floor are Two Bedrooms plus En-Suite. To the Second Floor, Two further Bedrooms plus Family Shower Room/WC. Outside is an enclosed private Rear Garden. The property is set within a development of ten properties with a central landscaped Courtyard and car parking. The approach is via remote electric gates off a short tarmacked driveway.

The property is close to Heald Green Village, transport, schooling and train station. Within a few miles are both the M56/M60 Motorways and Manchester Airport.

This is a great home NOT TO BE MISSED.

- Four Bedrooms
- Two Bathrooms
- Downstairs WC
- Gas Central Heating
- PVCU Double Glazing
- Exclusive Gated Development
- NO ONWARD CHAIN
- VIEWING ESSENTIAL

Tenure: Leasehold
Council Tax: SMBC E

Entrance Hall
13'5" x 6'7"

Downstairs WC
Low Level WC

Lounge
15'2" x 13'8"
Feature Fireplace, Double Glazed Patio Doors to:

Double Glazed PVCU Conservatory
12'9" x 10'
Glazed Double Doors to Garden

Kitchen
13'6" x 8'8"
Part Tiled Walls, Fitted Units, Electric Hob, Extractor Hood, Under Oven/Grill
Fridge Freezer, Integrated Dishwasher, Work Top Lights, Inset Ceiling Lights, Tiled Floor

First Floor Landing
Feature Window

Bedroom One
15'1" x 13'5"
Fitted Wardrobes
En-Suite Shower Room 8'3" x 3'6"
Tiled Walls, Shower Cubicle, Wash Basin, Low Level WC

Bedroom Two
9'3" x 8'8"

Second Floor Landing

Bedroom Three
16'9" x 8'3"
Fitted Wardrobes

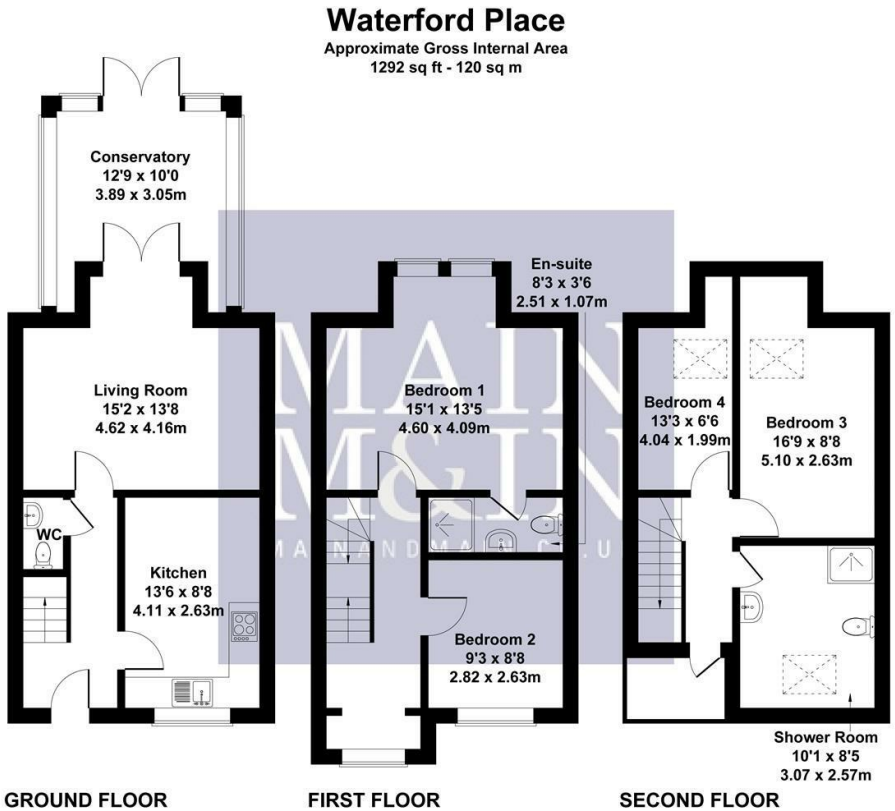
Bedroom Four
13'3" x 6'6"
Fitted Wardrobe, Velux Window

Family Shower Room/WC
10'1" x 8'5"
Shower Cubicle, Wash Basin, Low Level WC, Tiled Floor

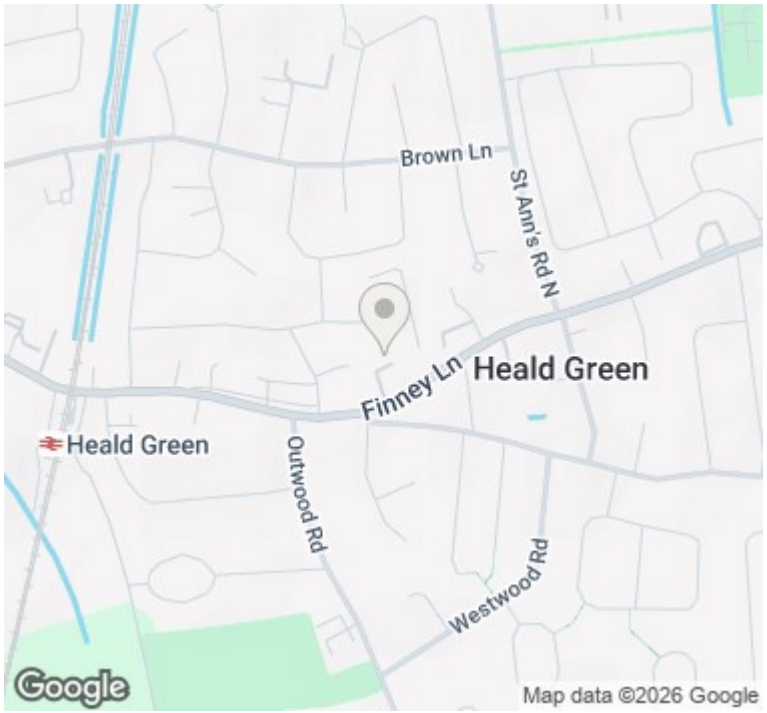
Outside
Enclosed Courtyard and Parking, Communal Bin Areas
Enclosed Rear Garden with shed, hedging, shrubs.

Lease Details
Leasehold - residue of 999 year lease from 1996.
Ground Rent £80 per annum (fixed)

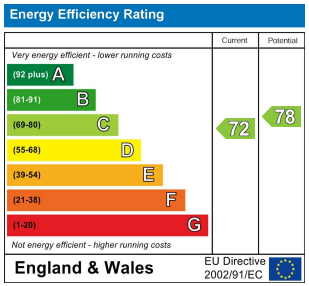
Service charge of £80 per month for maintenance of communal areas, electric gates and of items. Please ask

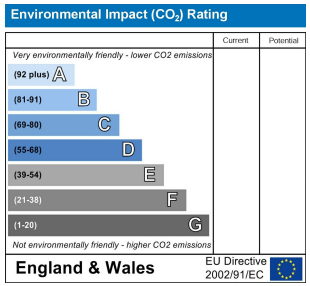


To view this property call Main & Main on 0161 437 1338




Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.
NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.
Tenure - To be confirmed with a solicitor at point of sale.
Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

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Company Registration No. 5615498