



Priced to reflect updating and offered with no onward chain. This two bedroom Victorian mid-terrace is ideally located on the south-east backing side of Wandsworth Road, Heaton. Wandsworth road, a no through road is a stones-throw from the delightful Heaton Park and a short walk from the shops and amenities on Heaton Road, with its cafes, restaurants and transport links into the City Centre and beyond, Wandsworth Road is the perfect location for a variety of buyers.

The accommodation briefly comprises: entrance lobby through to entrance hall with stairs to first floor; reception with walk in bay; reception with under-stairs cupboard; kitchen with fitted units, work surfaces and side door access to the yard; downstairs WC; utility room. The first floor landing gives access to; two double bedrooms, bedroom one with walk in bay and fitted storage and both bedrooms with en-suite bathroom access, complete with three piece suite.

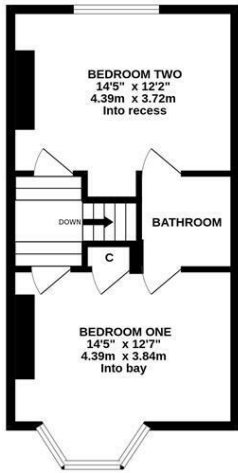
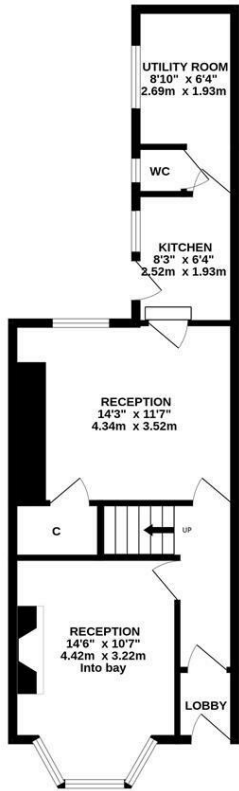
Externally, a front town garden and an enclosed south-east facing yard with wall boundaries and up and over door access to the rear service lane. With no onward chain, early viewing are advised!

Victorian Mid-Terrace | Two Double Bedrooms | 883 Sq ft (82.1m2) | Two Reception Rooms | Kitchen | Downstairs WC | Utility Room | Jack & Jill Bathroom | Front Town Garden & Enclosed Rear Yard | GCH | Freehold | No Onward Chain | Council Tax Band B | EPC: D



GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.

1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.1 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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Offers Over £225,000

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