



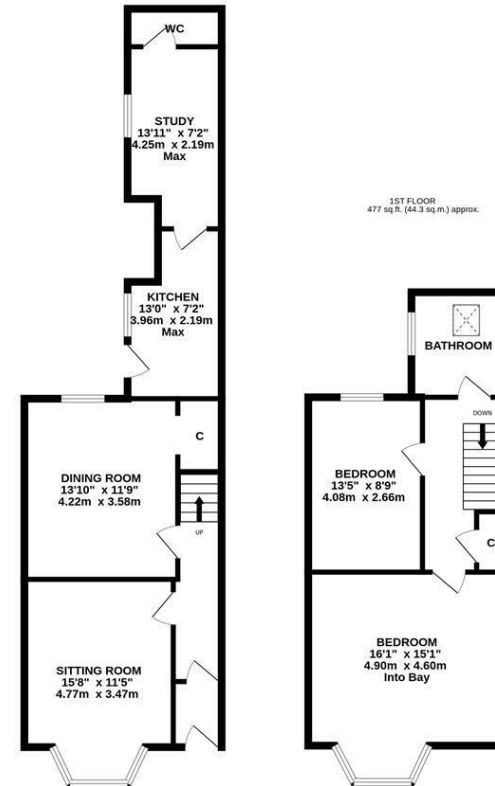
This delightful, two bedroom Victorian mid-terrace is ideally located on the south-east backing side of Wandsworth Road, Heaton. Wandsworth road, a no through road is a stones-throw from the delightful Heaton Park and a short walk from the shops and amenities on Heaton Road, with its cafes, restaurants 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 porch through to entrance hall with stairs to first floor; sitting room with walk in bay and feature fireplace; dining room with under-stairs storage cupboard; kitchen with fitted units, hardwood work surfaces, Belfast sink unit and side door access to the yard; study; downstairs WC. The first floor landing gives access to; two double bedrooms, bedroom one measuring 16ft and covering the width of the property, with walk in bay and feature fireplace; bedroom two also with feature fireplace; bathroom with three piece suite and sky light. Externally, a front town garden with dwarf wall and hedge boundary and to the rear, an enclosed south-east facing yard laid to artificial grass with wall boundaries and gated access to the service lane. Early viewings are advised.

Delightful Mid-Terrace | 1,095 Sq ft (101.7m²) | Two Double Bedrooms | Sitting Room | Dining Room | Kitchen | Study | WC | Family Bathroom | Front Town Garden | Enclosed Rear Yard | GCH | Freehold | Popular Location | Council Tax Band B | EPC:Rating D

GROUND FLOOR
618 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA: 1095 sq.ft. (101.7 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 is given as to their operability or efficiency can be given.
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Offers Over £270,000

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