



29 Drayton Drive
Heald Green SK8 3LE
Offers Over £525,000

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29 Drayton Drive Heald Green SK8 3LE

Offers Over £525,000

This beautifully-presented extended detached residence stands on the sought-after Drayton Drive, with a pleasant aspect to the rear across playing fields.

The accommodation is certain to impress, with a porch leading into a wide entrance hallway with a modern downstairs WC. The living room is well-proportioned, with a large bay to the front and a feature inglenook to the side, with inset fireplace. A stylish modern fitted kitchen features a range of integrated appliances, with attractive grey kitchen units and contrasting worktop surfaces. There is a further reception room to the rear which opens to a large conservatory, with doors to the garden.

Upstairs, a landing leads to the principal bedroom which has recently-installed mirrored wardrobe units. A second double bedroom overlooks the garden and there is a single bedroom/study with feature corner window to the front. A stunning refitted family bathroom features luxury tiling and a contemporary whites suite, with shower above the bath and dual sink units.

Plentiful off road parking space is provided with a block-paved driveway extending alongside the house to a detached garage. The large rear garden offers a good degree of privacy, with a seating area, large lawned expanse and established borders, shrubs and trees.

Drayton Drive is well-positioned to enable easy access to amenities, transport networks and schools for all age groups.

These attractive family homes are always sought-after and an internal inspection is essential.

- Extended Detached Residence
- Three Bedrooms
- Luxury Refitted Kitchen
- Stylish Contemporary Bathroom
- Two Reception Rooms
- Large Conservatory
- Driveway
- Garage
- Large Garden
- Viewing Essential

Entrance Porch

Entrance Hallway

Downstairs WC

Living Room
16'9 into bay x 14'8 into inglenook

Dining Room
8'10 x 11'2
Open to:

Conservatory
10'8 max x 11'2

Kitchen
16'8 x 8'3

First Floor Landing

Bedroom One
15'1 into bay x 12'5 max

Bedroom Two
10'10 x 11'3

Bedroom Three
7'3 x 7'3

Bathroom
8'11 max x 8'3 max
(L-shaped)

Externally

Garden area and driveway to the front.

Block-paved driveway extends alongside the house to a detached garage.

Large enclosed garden to the rear with seating area, lawn and storage shed.



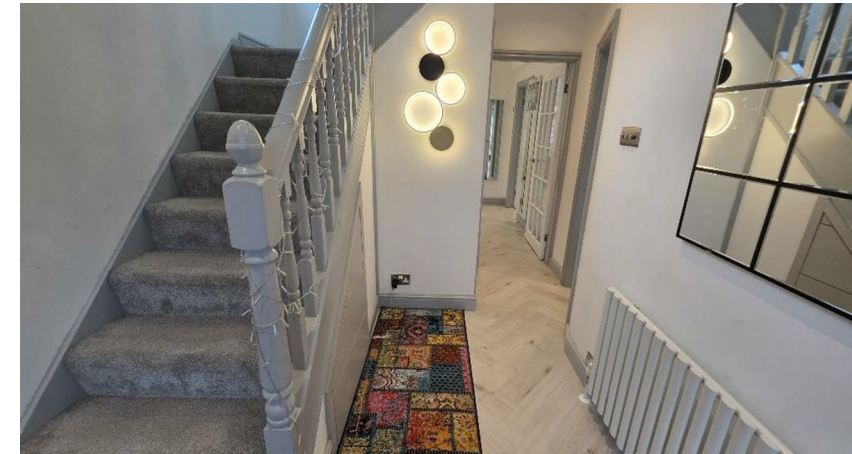
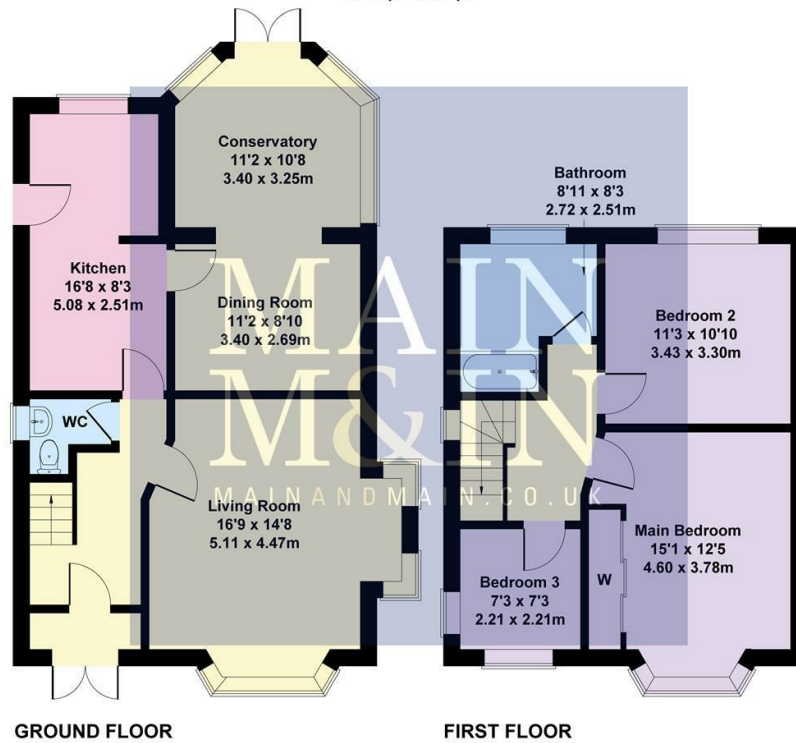
Tenure: Leasehold

Council Tax: Stockport E



Drayton Drive

Approximate Gross Internal Area
1192 sq ft - 111 sq m



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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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