



Copper Beech, 326 Styal Road  
Heald Green SK8 3UA  
Asking Price £725,000



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An Outstanding, Individual Freehold Four Bedroom, Two Bathroom Detached Dormer Bungalow with a large detached building in the rear garden.

Set back from the road, this beautiful property is in outstanding condition throughout. To the front garden is a magnificent Copper Beech tree and in the rear garden, a detached outbuilding (presently a workshop) which could be converted subject to the necessary consents into a Granny/Teenage Annex. The rear garden backs onto grazing land which at present is used for horses.

The property lies close to Heald Green Village, Train Station and local transport. Within a few miles are both the M56/M60 Motorways, Manchester International Airport and the A34 bypass.

Make no mistake this is a great family home which will be appreciated by a discerning buyer.

- Four Bedrooms
- Two Bathrooms (One En-suite)
- Extended Ground Floor
- PVCU Double Glazing
- Gas Central Heating
- Large Plot
- Detached Building to Rear Garden
- Freehold
- Main Bedroom Aircon

Tenure: Freehold  
Council Tax: SMBC F

Storm Porch

Entrance Hall  
28'7" x 8'5"

Oak Double Glazed Doors

Lounge/Dining Area  
19'7" to 21'7" x 24'10"

Wood Burning Stove on a Stone Hearth, Inset Lighting  
Double Glazed Patio Doors

Kitchen/Day Area  
27'3" x 10'4" to 12'6"

White Units with Quartz work tops, Integrated appliances to include Ceramic Hob, Extractor Hood  
Oven/Microwave, and Dishwasher.  
Space for American Style Fridge Freezer

Utility Room  
14'4" x 4'8"

Fitted Units, Plumbing for Washing machine

Bedroom Two  
12'4" x 11'6"

Bedroom Three  
8'9" x 8'5"

Family Bathroom/WC  
11'7" x 6'6"

White Suite and Shower over Bath, WC.

Stairs to Landing

Master Bedroom  
18'6" x 13'5"

Air Conditioning Unit, Velux Double Glazed Window, Sky Lights

En-Suite Shower Room/WC 13'1" x 5'9" with White Suite

Bedroom Four/Office  
13' x 9'4"

Velux Window, and Circular Window

Outside

Workshop 32'9" x 9' with Power and Light

Shed 12' x 8'

Gardens to front, rear, and side. Lawns, Flower Beds Driveway, trees, shrubs, patio, pergola





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 <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>		78	(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>	49		(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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Company Registration No. 5615498