



172 Wilmslow Road
Heald Green SK8 3BG
Asking Price £450,000

MAIN
M&IN

SALES · LETTINGS · AUCTIONS

MAINANDMAIN.CO.UK



172 Wilmslow Road

Heald Green SK8 3BG

Asking Price £450,000

A significantly extended and comprehensively modernised Edwardian semi-detached with three double bedrooms and two bathrooms.

This lovely period property offers much more than meets the eye from the exterior. The beautifully-presented accommodation comprises: Entrance porch, entrance hallway, living room, a large extended modern living/dining kitchen, a utility room and a downstairs WC.

To the first floor is a landing, leading to the particularly large front bedroom (which could be split to form two bedrooms if required). There is an excellent second bedroom with a dual aspect and a stylish luxury contemporary bathroom/WC.

Stairs lead up to the impressive loft conversion which comprises a third double bedroom with en-suite shower room/WC.

As part of the modernisation, the property has been rewired, re-plastered and re-plumbed.

The house stands behind paved forecourt parking, with a pedestrian gate giving access to the side. To the rear is an enclosed garden which is laid to lawn.

The property lies close to local shops, schooling and transport. Within a couple of miles are both the M56/M60 Motorways, the superstores on the A34 bypass and Manchester Airport.

This is a great family home which warrants an early internal inspection in order to fully appreciate the stylish and well-proportioned living space. A 'must-see' home!

- Gas Central Heating
- PVCU Double Glazing
- Three Double Bedrooms
- Two Bathrooms, One En-Suite
- Extended Ground Floor
- Downstairs WC
- Main Bedroom would split to make fourth bedroom
- Driveway
- Garden
- Viewing Essential

Entrance Porch

Entrance Hallway

Living Room
16'3 into bay x 12'1

Dining Kitchen/Family Room
15'8" max x 25'1" max

Utility Room
8'1" max x 11' max
Measurements include downstairs WC.

Downstairs WC

First Floor Landing

Bedroom One
12'10 red to 10'6 x 16'2

Bedroom Two
13'1 x 10'7

Family Bathroom
11'1 x 8'2

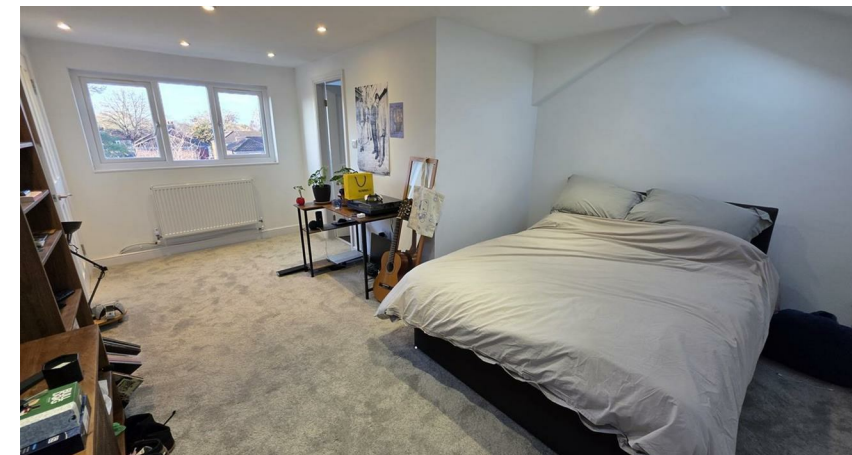
Second Floor

Bedroom Three
17'8 max x 12'11 red to 8'3

En-Suite Shower Room/WC
8'10 x 3'10

Externally
Paved driveway to the front.
Gated pedestrian access to the side.
Enclosed garden to the rear, laid to lawn.

Tenure: Freehold
Council Tax: Stockport D



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

mainandmain.co.uk

England & Wales

EU Directive 2002/91/EC

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

Current: 6 Potential: 9

England & Wales

EU Directive 2002/91/EC

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Current: G Potential: A

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

