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28 Elmsleigh Road  
Heald Green SK8 3UE  
£485,000

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# 28 Elmsleigh Road Heald Green SK8 3UE

£485,000

Located just off Styal Road, this significantly extended semi-detached house stands on the sought-after Elmsleigh Road.

Providing an impressive 1,446 square feet of accommodation, the property is certain to appeal to those seeking a home which meets the needs of family purchasers.

The house offers particularly well-presented living space, with a superb modern open-plan dining kitchen/family room which has a vaulted ceiling with roof windows and doors leading out to the garden. Contemporary glazed internal doors to the front living room allow for it to be incorporated or to be closed off for privacy. There is a utility room and a downstairs WC.

To the first floor are four well-proportioned bedrooms with a modern family bathroom/WC, plus a further shower room/WC.

The property stands behind a lawned garden with a block-paved driveway providing off road parking space, leading on to the attached garage. To the rear is a generously-sized enclosed garden, laid to lawn with a raised deck and planed borders. To the end of the garden is a bark-covered children's play area.

Heald Green enjoys excellent transport links and there are popular schools nearby for all age groups. The area has a vibrant community and there are excellent local amenities, making it an ideal location for families and professionals alike.

- Four Bedrooms
- Two Bathrooms
- Significantly Extended
- Open-plan Dining Kitchen/Family Room
- Separate Living Room
- Utility Room
- Driveway & Garage
- Large Garden
- Sought-After Location
- Viewing Essential

Entrance Hallway

Downstairs WC

Living Room  
11'4 into bay x 12'0

Open-plan Dining Kitchen/Family Room  
21'10 max red 17'9 x 19'7 max

Utility Room  
5'6 x 7'6

First Floor Landing

Bedroom One  
14'2 x 10'8

Bedroom Two  
12'1 into bay x 10'8

Bedroom Three  
9'10 x 8'6

Bedroom Four  
9'10 red to 8'2 x 7'9

Family Bathroom/WC  
7'3 x 8'6

Shower Room/WC  
5'7 x 4'9

Attached Garage  
16'7 x 8'4

Externally

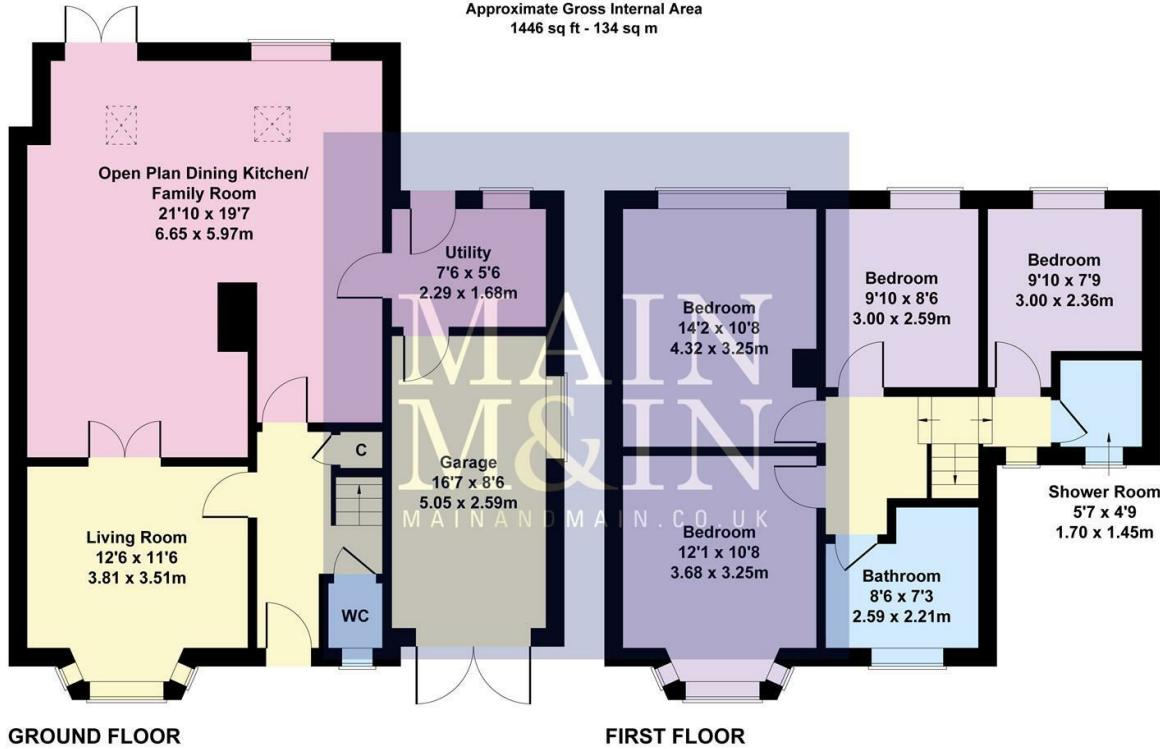
Lawned garden to the front, with block paved driveway.  
Well-proportioned lawned garden to the rear, with raised deck and seating areas.



Tenure: Freehold  
Council Tax: Stockport D



**Elmsleigh Road**  
Approximate Gross Internal Area  
1446 sq ft - 134 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



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



Company Registration No. S615498

Lettings (1<sup>st</sup> Floor) 198 Finney Lane + Heald Green + Stockport + SK8 3QA + Lettings+ 0161 491 6666

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Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Tenure - To be confirmed with a solicitor at point of sale.

working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their

and is subject to terms and conditions.

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A	(92 plus) A	(92 plus) A	(92 plus) A
(81-91) B	(81-91) B	(81-91) B	(81-91) B
(69-80) C	(69-80) C	(69-80) C	(69-80) C
(56-68) D	(56-68) D	(56-68) D	(56-68) D
(43-55) E	(43-55) E	(43-55) E	(43-55) E
(31-42) F	(31-42) F	(31-42) F	(31-42) F
(1-30) G	(1-30) G	(1-30) G	(1-30) G
Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions
Current	Current	Current	Current
75	62		

