



4 Greenhythe Road
Heald Green SK8 3NS
£445,000

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4 Greenhythe Road Heald Green SK8 3NS

£445,000

This well-appointed detached residence offers versatility and space which is likely to appeal to family purchasers in particular.

The house forms part of a sought-after residential area, close to amenities, transport networks and schools.

An entrance hallway leads to a large reception room with a fireplace, bay window and a pleasant dual aspect. A stylish refitted kitchen boasts integrated appliances within contemporary fitted units. The dining room offers good proportions and features bi-folding doors which open to the rear garden. There is a further reception room which also looks out onto the garden: This could also be used as a large fourth bedroom if desired. A modern bathroom which is fitted with a white suite completes the ground floor.

Upstairs is a wide landing with feature roof window and built-in storage. The principal bedroom is spacious and it has a comprehensive range of fitted furniture. There are two further bedrooms and a family bathroom with walk-in shower and a bath.

The property stands behind a garden area with an expansive block-paved driveway providing off-road parking space, leading on to an attached garage. To the rear is an enclosed garden with seating area and central lawn.

These homes offer excellent accommodation which will be certain to impress. An early internal inspection is recommended.

- Gas Central Heating
- PVCU Double Glazing
- Three/Four Bedrooms
- Two/Three Reception Rooms
- Two Bathrooms
- Modern Fitted Kitchen
- Versatile Accommodation
- Driveway
- Garage
- Gardens

Entrance Hallway

Lounge
19'8" into bay x 11'5"

Kitchen
17'10" x 9'1"

Dining Room
12'5" red to 11'3" x 9'3"

Family Room/Bedroom Four
14'8" x 11'5"

Ground Floor Bathroom
8'11" x 5'4"

First Floor Landing

Bedroom One
14'9" max x 15'2"

Bedroom Two
10'2" x 15'2"

Bedroom Three
12'11" x 6'6"

Bathroom
6'2" red to 4'0" x 12'2" max

Externally
Garden to the front with driveway providing off road parking space.
Enclosed rear garden with lawn, seating area and decorative borders.

Attached Garage
15'5" x 8'1"

Lease Details
Residue of 999 Year lease from 23rd September 1954
£8 per annum



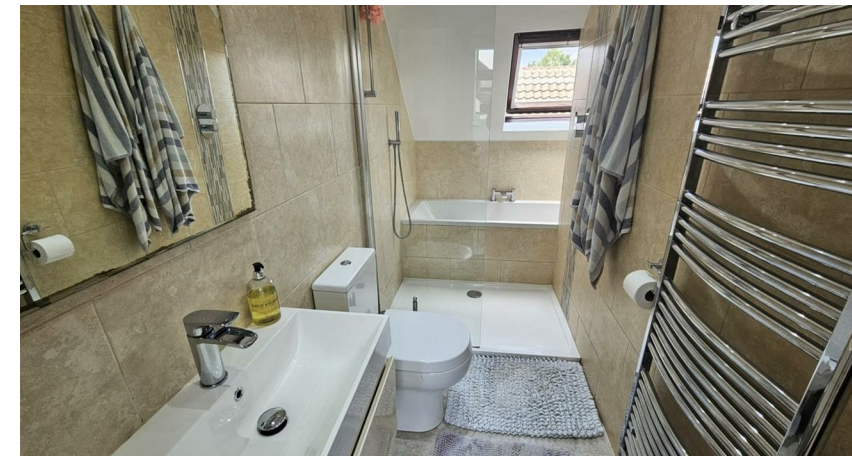
Tenure: Leasehold
Council Tax: SMBC E



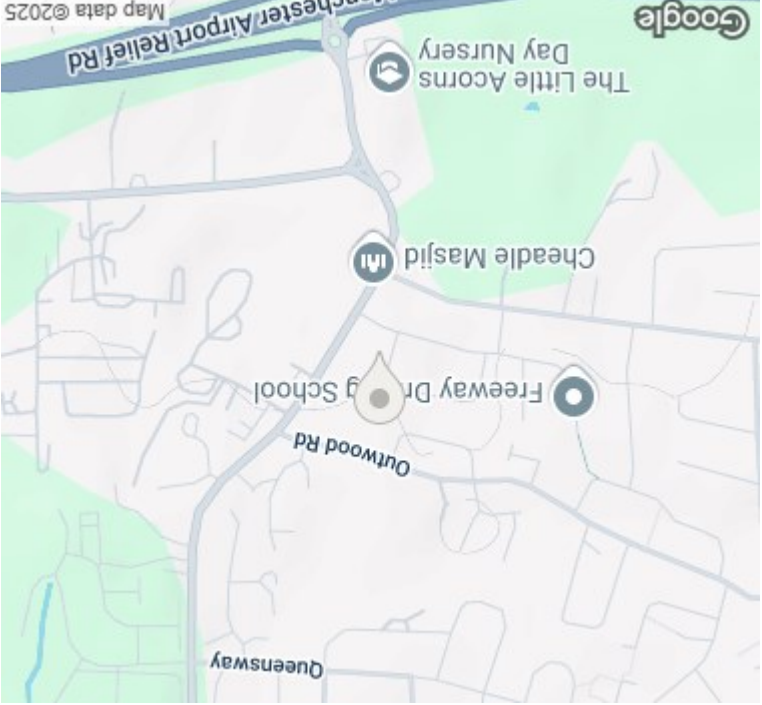
Greenhythe Road Approximate Gross Internal Area 1579 sq ft - 147 sq m



Not to Scale. Produced by The Plan Portal 2024
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To view this property call Main & Main on 0161 437 1338



Energy Efficiency Rating	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Very energy efficient - lower running costs	B (81-91)
Very energy efficient - lower running costs	C (69-80)
Very energy efficient - lower running costs	D (55-68)
Very energy efficient - lower running costs	E (39-54)
Very energy efficient - lower running costs	F (21-38)
Very energy efficient - lower running costs	G (1-20)
Very energy efficient - lower running costs	82

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	A (92 plus)
Very environmentally friendly - lower CO ₂ emissions	B (81-91)
Very environmentally friendly - lower CO ₂ emissions	C (69-80)
Very environmentally friendly - lower CO ₂ emissions	D (55-68)
Very environmentally friendly - lower CO ₂ emissions	E (39-54)
Very environmentally friendly - lower CO ₂ emissions	F (21-38)
Very environmentally friendly - lower CO ₂ emissions	G (1-20)
Very environmentally friendly - lower CO ₂ emissions	52

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.

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Company Registration No. 5615498