



3 St. Anns Road South  
Heald Green SK8 3DZ  
Offers Over £500,000



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# 3 St. Anns Road South

## Heald Green SK8 3DZ

### Offers Over £500,000



Larger than average when constructed and since extended, this impressive traditional semi-detached house has also benefited from a loft conversion. Attractive period features such as tall ceilings, stained/leaded interior glazing and feature fireplaces blend with stylish contemporary fitments including bi-folding doors.

A wide reception hallway features a downstairs WC. There is a well-proportioned dining room with bay window to the front. The rear living room is of excellent proportions, with an extended section with bi-folding doors to the garden. A modern fitted dining kitchen completes the ground floor.

A turning staircase leads up to the first floor landing, with access to three double bedrooms and a family bathroom which is fitted with a white suite, with shower above the bath.

The second floor was formed through a loft conversion which was completed to building regulations in 2017, with a new roof covering also installed. This useful space comprises a landing area with roof window and storage into the eaves, plus a WC. There is also a fourth double bedroom which has two roof windows, with some restricted head height.

This stylish freehold property occupies a particularly generous garden plot, perfect for families. The house stands behind a garden area with a wide tarmac driveway providing off road parking space and leading through gates to a detached garage. To the rear is a large garden which has seating areas next to the house and at the end of the garden. A lawned expanse with decorative borders leads to a large timber summerhouse.

The property forms part of a highly sought-after residential area, with excellent transport links, popular schools and convenient amenities. An early internal inspection is advised.



Tenure: Freehold  
Council Tax: Stockport D

- Larger Style Traditional Semi-Detached
- Extended Accommodation
- Loft Conversion
- Two Large Reception Rooms
- Dining Kitchen
- Downstairs WC
- Spacious Bedrooms
- Wide Driveway
- Garage & Summerhouse
- Large Rear Garden

Reception Hallway  
10'10 max x 9'7 max

Downstairs WC

Dining Room  
14'1 into bay x 13'4

Living Room  
20'0 x 13'5

Dining Kitchen  
15'3 x 9'1

First Floor Landing

Bedroom One  
14'3 into bay x 11'8

Bedroom Two  
13'5 x 11'8

Bedroom Three  
9'5 x 9'9

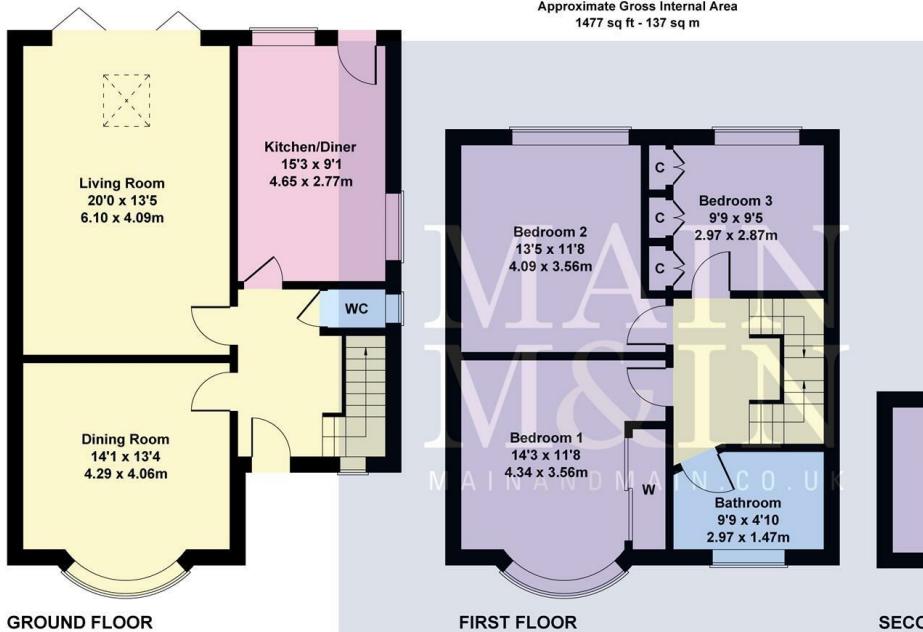
Family Bathroom  
4'10 max x 9'9 max

Second Floor Landing

WC

Bedroom Four  
9'0 max x 14'3 max (some restricted head height)

Externally  
Garden area with a wide driveway providing off road parking space.  
Gates to the side with access to the rear and the detached garage.  
Enclosed garden to the rear with seating area, large lawn.  
Decorative borders and large timber summer house (approx 15'10 x 11'5)



Not to Scale. Produced by The Plan Portal 2025  
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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                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 67                      | 76        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

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

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