



52 Bolshaw Road
Heald Green SK8 3NY
£650,000

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A particularly rare opportunity: This significantly extended detached property occupies a large garden plot on the sought-after Bolshaw Road.

The property boasts generous, well-proportioned accommodation. A wood-paneled entrance hallway leads to a spacious living room with bay window and a feature fireplace. The room opens to the dining room, beyond which is a large conservatory, with doors to a raised deck seating area, overlooking the rear gardens.

An impressive fitted kitchen features polished granite worktops with a comprehensive range of cupboard space. The room is L-shaped, opening on to a dining area. There is also a deep walk-in pantry, a utility room and a downstairs WC.

To the first floor is a wide landing, with feature internal window. The principal bedroom is certain to impress, thanks to excellent dimensions and with fitted wardrobes. There are two further large double bedrooms, both with bay windows and fitted wardrobes.

Completing the accommodation, there is a single bedroom and a family bathroom which is fitted with a white suite, with shower above a spa-type bath.

The house stands well back from the road behind a long garden, with a driveway providing off road parking space and leading to an integral garage, which could well suit conversion into additional living space, subject to meeting the necessary regulations.

An attractive, established rear garden features seating areas, a lawned expanse and decorative borders. There is a large timber workshop and a greenhouse.

An internal inspection is essential - This is a superb home which is certain to impress.



Tenure: Freehold
Council Tax: Stockport E

- Impressive Detached Residence
- Four Bedrooms
- Two Bathrooms
- Three Reception Rooms
- Large Kitchen, with Pantry, Utility & WC
- Driveway & Garage
- Attractive Gardens
- Highly Sought-After Location

Covered Entrance Porch

Entrance Hallway
13'7 x 7'5

Living/Dining Room
30'6 into bay x 11'11 red to 11'2

Conservatory
11'9 x 11'4

Dining Kitchen
18'11 red tp 12'1 x 21'10 red to 8'2
(L-Shaped, incorporating Utility/WC) Walk-in Pantry.

Utility Room
5'10 x 8'7

Ground Floor WC

First Floor Landing

Bedroom One
19'1 x 12'6

En-Suite Shower/WC
5'10 x 12'6

Bedroom Two
15'9 into bay x 11'1 red to 9'2 to wardrobes

Bedroom Three
14'10 into bay x 9'11 to wardrobes

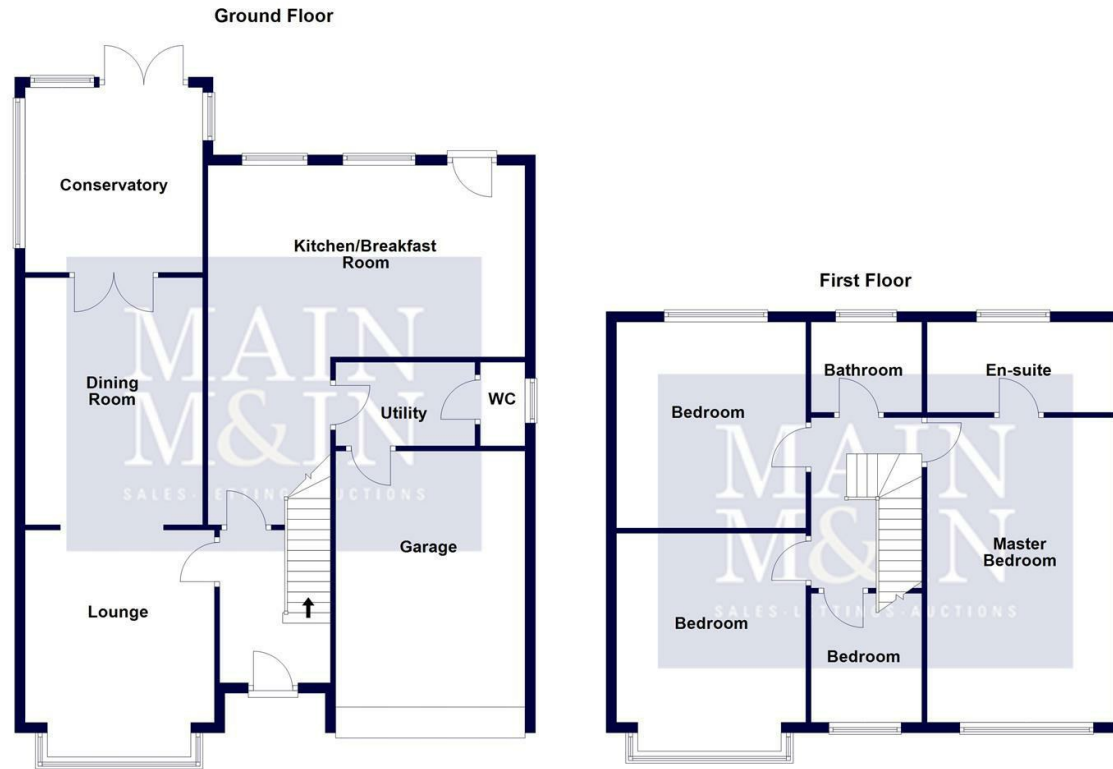
Bedroom Four
7'10 x 7'5

Family Bathroom
5'9 x 8'1

Integral Garage
16'11 x 12'1

Externally

The house stands well back from the road, behind a garden area with a block-paved driveway leading to an integral garage, To the rear is a well-proportioned garden with raised deck seating area, a lawned expanse and established borders. Timber workshop and a greenhouse.

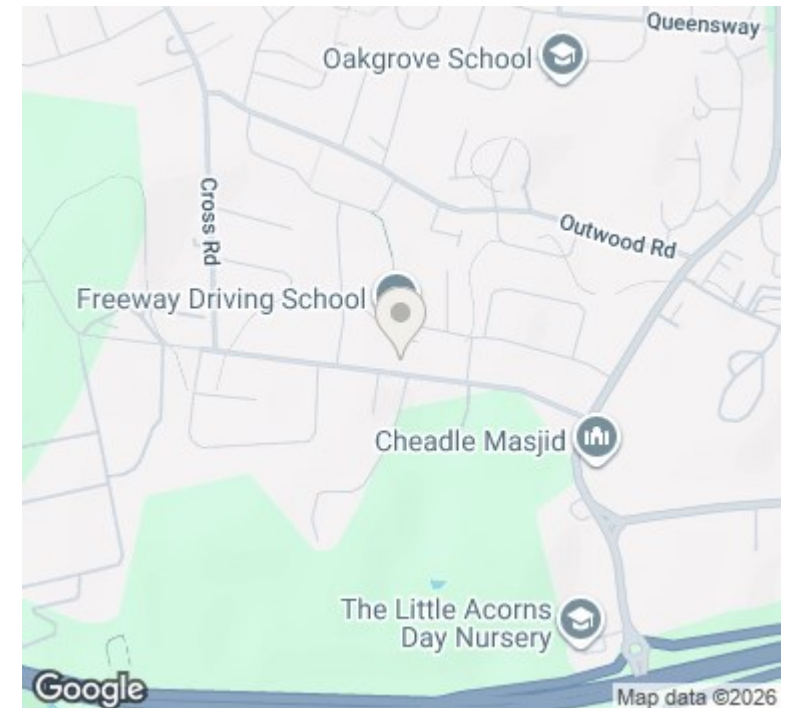


52 Bolshaw Road, Heald Green



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

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