



134 Wilmslow Road
Heald Green SK8 3BE
Offers Over £275,000

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134 Wilmslow Road

Heald Green SK8 3BE

Offers Over £275,000

A beautifully-presented extended two bedroom mid terrace cottage, with gardens to the front and rear together with an enclosed courtyard. Available with no onward chain.

Just once in a while a property comes to market which immediately catches the eye and this is one such home.

The present owner has totally refurbished the interior to include a well-proportioned living room with feature fireplace. Recently renewed, the high-quality extended fitted dining kitchen also features a study area with a vaulted ceiling and patio doors leading out to the garden.

To the first floor are two well-proportioned bedrooms, a stylish modern bathroom/WC and a separate WC.

The house stands behind a garden area, whilst to the rear is a courtyard seating area, with a gate leading on to an attractive separate enclosed garden which is mainly laid to lawn, with decorative borders.

The property lies close to most local facilities to include a bus service with a stop just along from the property. The larger super stores can be found on the A34 bypass.

Discerning purchasers seeking a top quality home must place this home at the top of their viewing list.

Tenure: Freehold
Council Tax: SMBC C

- Gas Central Heating
- PVCU Double Glazing
- Stylish Period Home
- Extended Ground Floor
- Luxury Fitted Kitchen
- Contemporary Bathroom
- High Specification Refurbishment
- Enclosed Courtyard and Garden
- Viewing Essential
- No Onward Chain

Entrance Porch

Living Room
13'9" x 11'9"

Dining Kitchen/Study
19'10" max x 13'9"

First Floor Landing

Bedroom One
13'11" red to 10' to fitted robes x 11'10"

Bedroom Two
11' max x 10'3"

Bathroom/WC
4'11" x 8'4"

Wall Tiling, White Suite comprising panelled bath with shower over.

Wash Basin, Low Level WC

Separate WC
5'4" x 3'2"

Low Level WC

Externally

Garden area to the front.

Courtyard and garden to the rear.

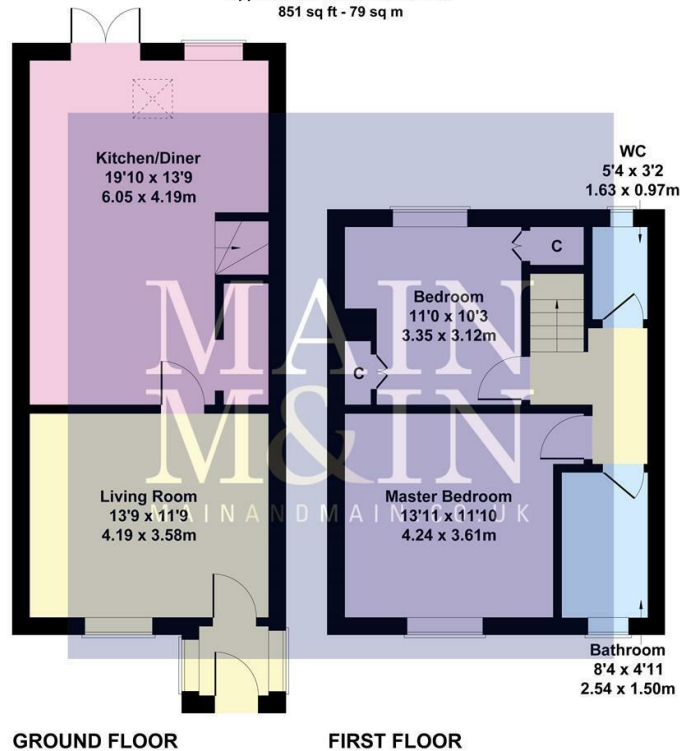
Gate across pathway leading to a further enclosed garden.



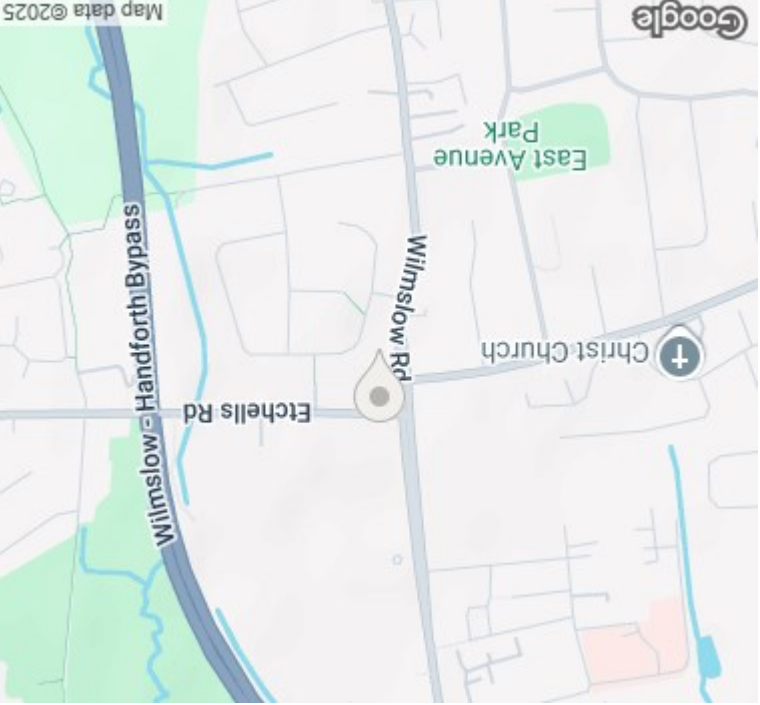
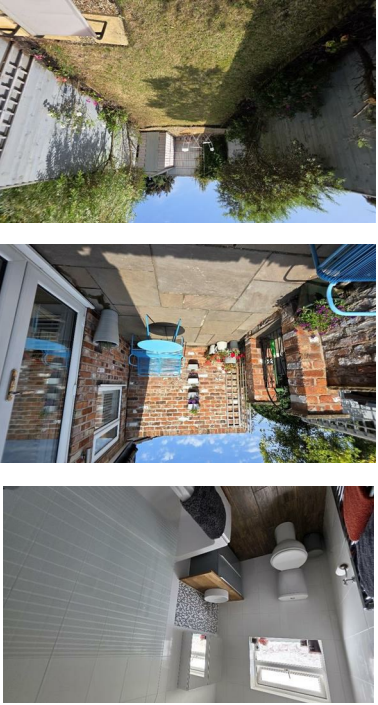


Wilmslow Road

Approximate Gross Internal Area
851 sq ft - 79 sq m



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	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very energy efficient - lower running costs	Very energy efficient - lower running costs
(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 environmentally friendly - higher CO2 emissions	Not environmentally friendly - higher CO2 emissions
Current	Current
Potential	Potential

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very environmentally friendly - lower CO2 emissions	Very environmentally friendly - lower CO2 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
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