



4 St. Anns Road South  
Heald Green SK8 3DZ  
£375,000

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# 4 St. Anns Road South Heald Green SK8 3DZ

£375,000

This exceptionally well-presented semi-detached home forms part of a sought-after residential area. It is close to Heald Green Village and station, popular schools for all ages groups and excellent transport links.

The accommodation comprises: Entrance hallway, a spacious open-plan living room with feature fireplace and a bay window to the front. This room opens to the dining room which has modern bi-folding doors which open to the rear garden. A fitted kitchen with stylish quartz worktop surfaces pantry cupboard completes the ground floor.

Upstairs is a landing and three good bedrooms: The principal bedroom has a comprehensive range of fitted wardrobes. There is a modern shower room/WC and a further separate WC with wash hand basin.

The property stands behind a garden area with a paved driveway providing off road parking space. Gated access to the side gives access to a well-proportioned detached garage.

The rear garden is particularly impressive: An attractive paved seating area is accessed via the bi-folding doors from the house. It opens out into a large lawned garden with decorative borders.

This is a stylish home which warrants an early internal inspection.

- Gas Central Heating - Combi Boiler
- PVCU Double Glazing
- Open-plan Living/Dining Rooms
- Bi-folding Doors to Garden
- Fitted Kitchen
- Three Bedrooms
- Shower Room/WC
- Additional WC
- Driveway & Garage
- Large Gardens

Entrance Hallway  
13'4 x 6'4

Living Room  
16'1 into bay x 11'3  
Open to:

Dining Room  
8'6 x 9'4  
With bi-folding doors to the garden.

Kitchen  
12'9 max x 8'4

First Floor Landing

Bedroom One  
12'11 into bay x 11'5 red to 9'7 to fitted wardrob

Bedroom Two  
11'5 x 9'6

Bedroom Three  
7'0 x 6'5

Shower Room/WC  
8'2 red to 5'5 x 5'4

Additional WC  
5'5 x 2'8

Externally  
Garden to front with paved driveway providing off road parking space.  
Gated access to the side of the property.  
Detached Garage to the rear.  
Large enclosed garden with seating area and lawned expanse.

Detached Garage  
19'9 x 8'2

Leasehold Information  
933 years of a 999 year lease remain: Lease expiry: 12/01/2959.  
Ground rent of £10 PA payable.

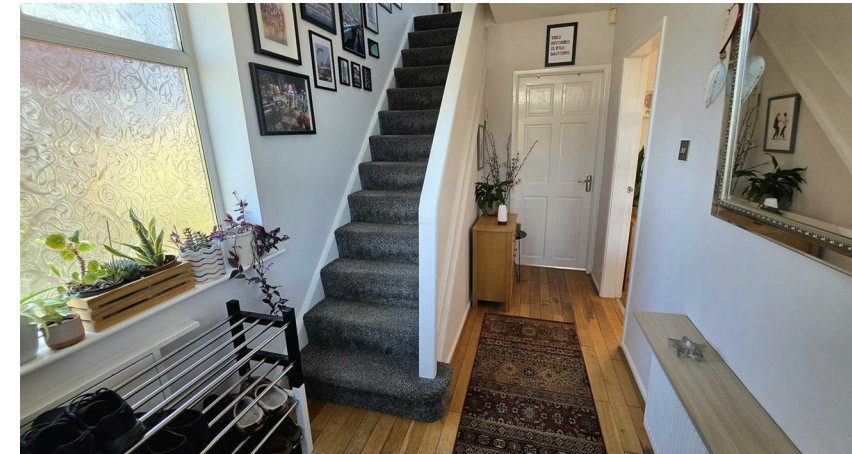
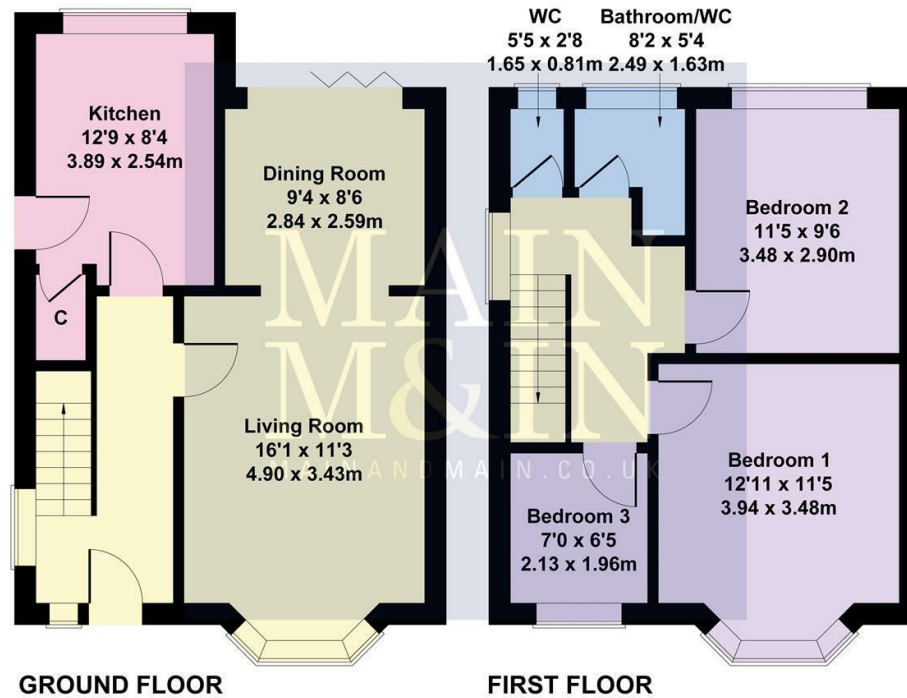


Tenure: Leasehold  
Council Tax: Stockport D



## St Anns Road South

Approximate Gross Internal Area  
886 sq ft - 82 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                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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Company Registration No. 5615498