



2 Wythens Road
Heald Green SK8 3JH
£490,000

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2 Wythens Road Heald Green SK8 3JH

£490,000

A freehold, four double bedroom extended semi-detached house offering versatile and spacious living accommodation.

Lying on one of the most desirable roads in Heald Green, this 1920's property has had considerable sums of money spent over the last thirty years, since we sold it to the present owner.

To the ground floor is a dining room with bay window. An extended lounge leads into the conservatory, overlooking the garden. The attractive modern kitchen has also been extended.

To the first floor, the extension has provided additional bedroom space to now provide four large double bedrooms and an extended bathroom/shower.

There are gardens to the front with a driveway providing off road parking. To the rear is an enclosed garden which is not overlooked.

The property lies close to the amenities of the village, with excellent transport links and popular schooling.

Properties of this type do not come better than this in Heald Green: An internal inspection is essential.

- Four Double Bedrooms
- Extended Accommodation
- Gas Central Heating
- PVCU Double Glazing
- Re-Roofed Approximately 20 years ago
- Conservatory
- Freehold
- Close to Village Amenities
- Sought-after Location
- Viewing Essential



Entrance Porch to Hallway

Hallway
14'2" x 5'10"
Understairs cupboard

Living Room
15'11 x 11'11
Inset Gas fire with attractive Marble surround
Opening to:

Dining Room
12'6 into bay x 12'11

Conservatory
10'3 x 8'11
French doors onto the garden.

Luxury Kitchen
14'10" maximum x 16'3 overall
Modern Kitchen Suite with white doors, Gas Hob, Oven, & Extractor hood, plumbing for washing machine, Granite counter tops

Landing

Bedroom One
12'10 max x 10'10 max
Fitted Wardrobes, Chest of drawers, bed side tables

Bedroom Two
10'3" x 13'0" max

Bedroom Three
14'9" x 8'10"

Bedroom Four
14'9" x 8'0" max

Bathroom/WC/Shower Cubicle

7'2" x 15'2"
Tiled Bathroom suite comprising: Walk in Shower, Free standing bath, low style W.C. Heated towel rail, Tiled Walls and Floor

Separate WC
3'3" x 6'3"
Built in Storage Cupboard, Wash Basin, WC.

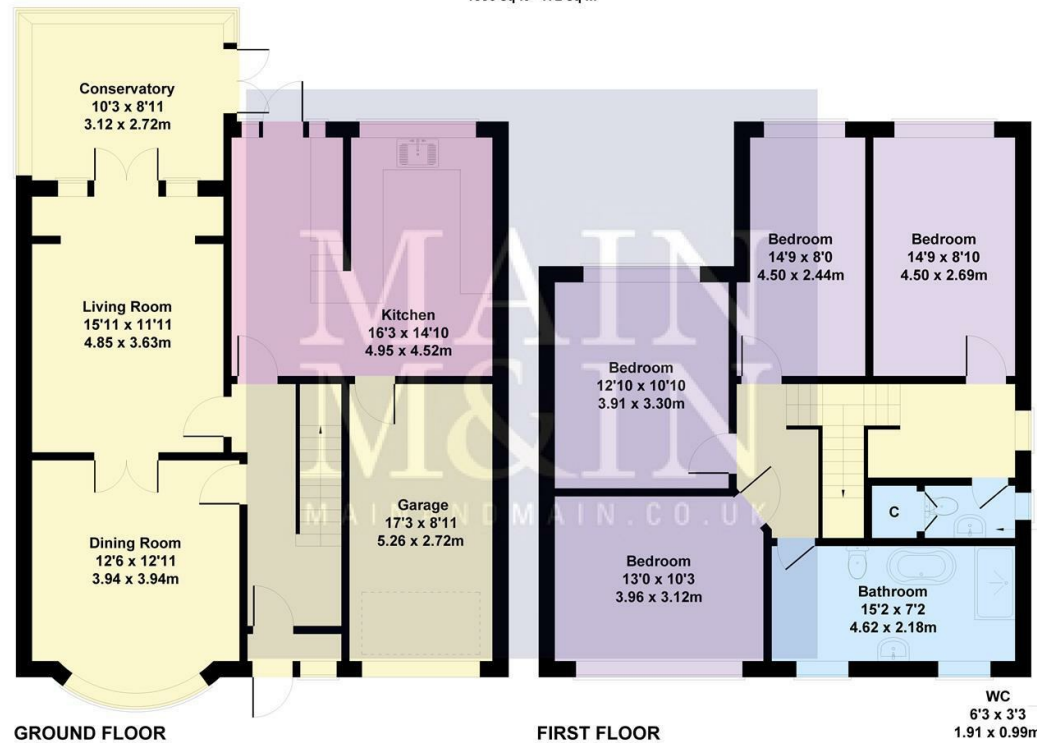
Integral Garage
17'3" x 8'11"

Outside
Off road parking to the front, Enclosed private garden to the rear

Tenure: Freehold
Council Tax: SMBC D



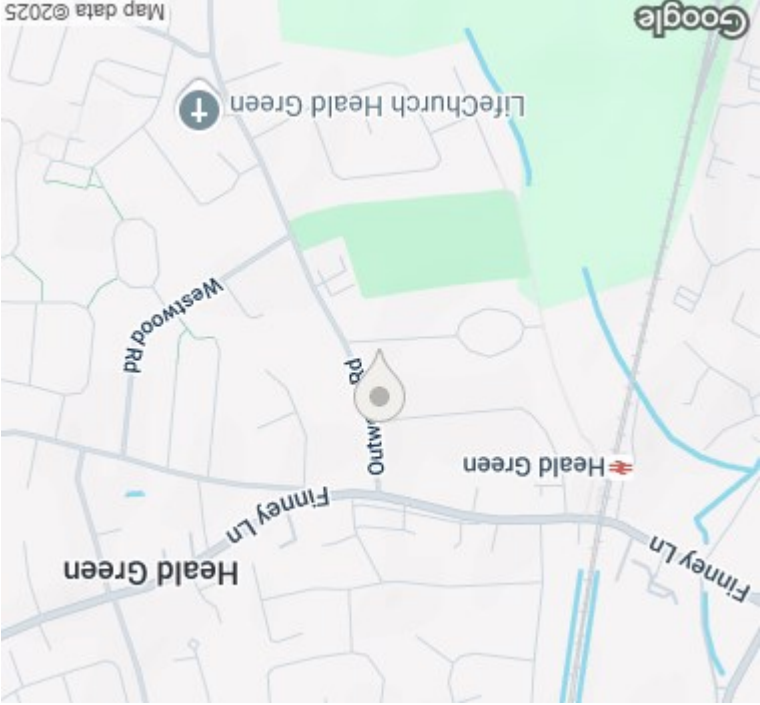
Wythens Road Approximate Gross Internal Area 1856 sq ft - 172 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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		
Very energy efficient - lower running costs	A (92 plus)	79
Energy efficient - lower running costs	B (81-91)	
Decent	C (69-80)	
Below average	D (55-68)	
Below average	E (39-54)	
Below average	F (21-38)	
Not energy efficient - higher running costs	G (1-20)	
England & Wales		
EU Directive 2002/91/EC		
Very environmentally friendly - lower CO2 emissions	A (92 plus)	
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Company Registration No. 5615498