



21 Central Drive
Heald Green SK8 3AD
Asking Price £660,000





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A quality four bedroom, three bathroom detached family home complete with three reception rooms and a private rear garden.

This outstanding, significantly extended residence provides versatile accommodation in what must be one of the best homes of this type on the market in Heald Green.

The property comprises: Entrance hallway, downstairs WC, extended lounge with doors into a large orangery, dining room, luxury fitted kitchen/breakfast area and utility room.

To the first floor are four bedrooms (three doubles), three bathrooms (two with en-suite). Outside; front garden alongside two separate driveways, garage door leading to store room. To the rear is a gym, which would make an ideal office, store shed The garden features a porcelain-tiled patio.

The property lies close to local facilities, schooling and both the M56/60 Motorways which are within a few miles.

This property must be viewed to appreciate what is an offer .

- Gas Central Heating
- PVCU Double Glazing
- Cavity Wall Insulation
- Re-Roofed
- Four Bedroom
- Three Bathrooms
- Three Reception Rooms
- FREEHOLD

Entrance Hall
11'4 x 7'

Tenure: Freehold
Council Tax: SMBC E

Downstairs WC

5'7 x 2'6

White low level WC and sink

Lounge with Inglenook

22'2 x 11'1 plus inglenook

Feature marble fire place with inset gas fire, PVCU double glazed doors to

Orangery

17'03 x 10'06

Feature log effect electric fire set in a marble base plus media facility above, Bifold doors

Dining Room

13'9 x 12'9

Marble Fireplace

Luxury fitted kitchen /Breakfast area

19'1 x 15 reducing to 11'9

Fitted cream units, integrated appliances to include gas hob, oven/grill, dishwasher, extractor hood, American style fridge freezer

Utility Room

13'11 x 6'1

Cupboards, wall mounted combi boiler, Plumbing for washing machine

1st Floor Landing

Master Bedroom

17'9 x 10'11

Fitted wardrobes

Ensuite Shower Room

7'2 x 3'11

Shower unit, Heated towel rail, Wash basin, WC

Bedroom Two

15'1 x 9'1

Ensuite Shower room

6'7 x 3'5

Shower unit, Heated towel rail, Wash basin, WC

Bedroom Three

13' including the bay x 12'8

Bedroom Four

7'3 x 6'1

Family Bathroom/ WC

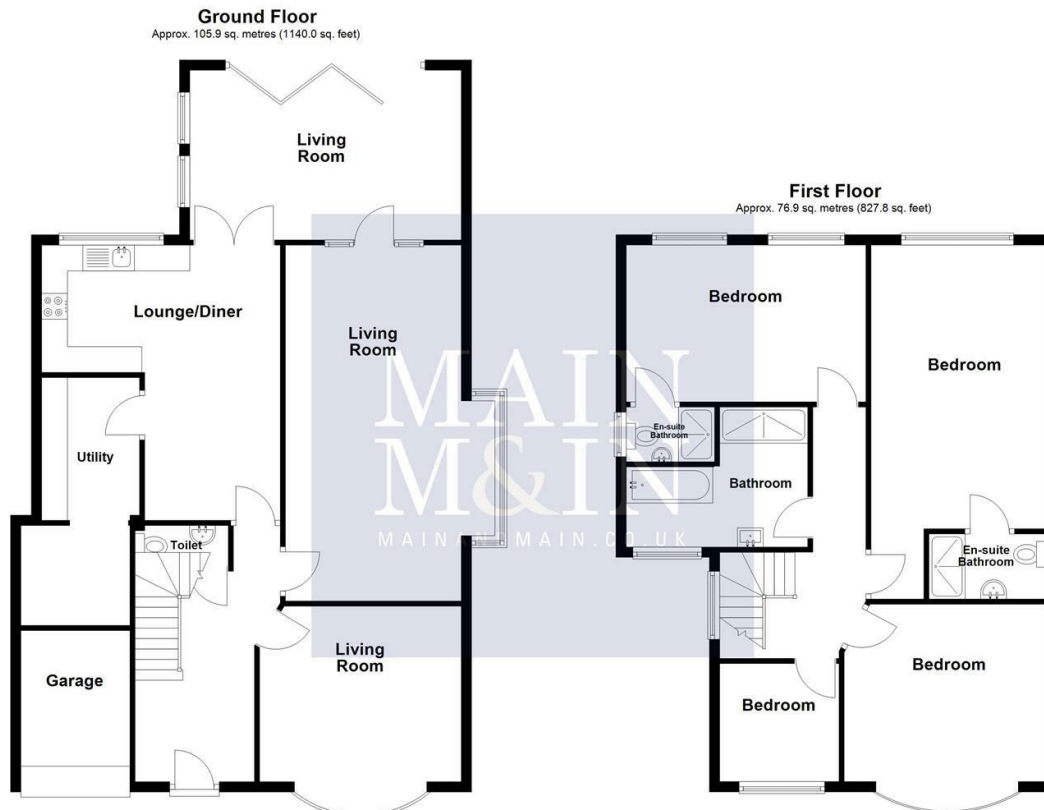
11'10 x 5'7 increasing to 8'6

Jacuzzi style bath, Large Shower unit, Heated towel rail, Wash basin, WC

Outside

2 Driveways to the front, garden store (6'1 x 7'7) To the rear, porcelain tiled patio, fencing lawn, outbuilding to include gym or potential office(15'7 x 8'9) , store room (9'4 x 8'9)

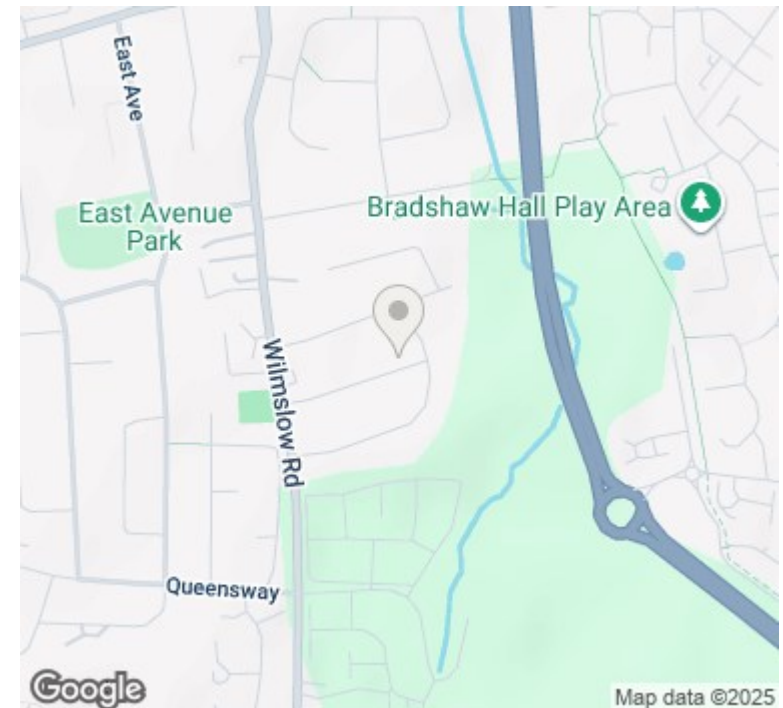




Total area: approx. 182.8 sq. metres (1967.8 sq. feet)
21 Central Drive



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 ₂) Rating	
	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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