



17 Eastleigh Road
Heald Green SK8 3QR
O.I.R.O £475,000

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17 Eastleigh Road Heald Green SK8 3QR

O.I.R.O £475,000

Offering exceptionally well-presented accommodation, this significantly extended semi-detached house is certain to appeal to family purchasers who will appreciate the versatile living space on offer.

The current owners carefully considered the extension of this attractive home: A lot of thought, time and money have been combined in order to create the following accommodation.

A wide entrance hallway leads to a beautifully-presented living room with bay window and a feature stove. The room opens to a sitting room which leads through to a superb open-plan family/dining room which is flooded with natural light via twin sets of French doors and triple roof windows. This room opens to the modern fitted kitchen. Returning to the hallway, a glazed internal door leads into a room which can suit use as a bedroom or a further reception room, with an en-suite shower room/WC.

To the first floor is a landing with access to two large double bedrooms, both with fitted wardrobes. There is a third bedroom/study and a large family bathroom which features a white suite, with bath and a separate shower enclosure.

The house stands behind a gated, block-paved driveway which provides off road parking space for two vehicles. There is gated access alongside the house, leading to a large enclosed rear garden with paved seating area, a lawned expanse and timber storage sheds.

Eastleigh Road forms part of a popular residential area which is especially convenient for access to the amenities of Heald Green Village, with excellent transport links and close proximity to schools for all age groups.

An early internal inspection is recommended in order to fully appreciate this most appealing residence.

- Extended Accommodation
- Four Bedrooms
- Two Bathrooms
- Versatile Open-Plan Living Space
- Gas Central Heating
- PVCU Double Glazing
- Gated Driveway
- Large Rear Garden
- Convenient Location
- Viewing Essential

Entrance Hallway
7'5 x 14'8
With utility cupboard beneath stairs.

Living Room
11'5 x 13'6 into bay
Room opens to:

Sitting Room
11'5 x 11'5
Room opens to:

Family/Dining Room
27'0 max x 8'8
Room opens to:

Kitchen
16'5 max x 9'3 max

Bedroom Four/Additional Reception Room
7'11 x 9'7

En-suite Shower Room/WC
7'11 x 4'3

First Floor Landing

Bedroom One
9'2 to fitted wardrobes x 14'2 into bay

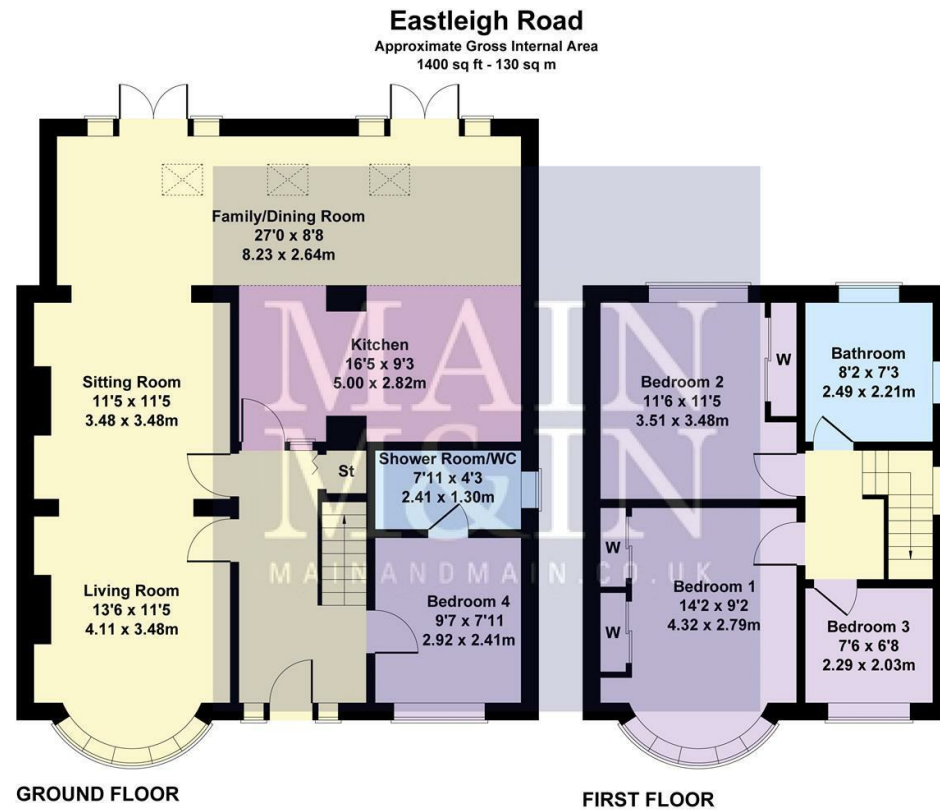
Bedroom Two
11'5 x 11'6

Bedroom Three
7'6 x 6'8

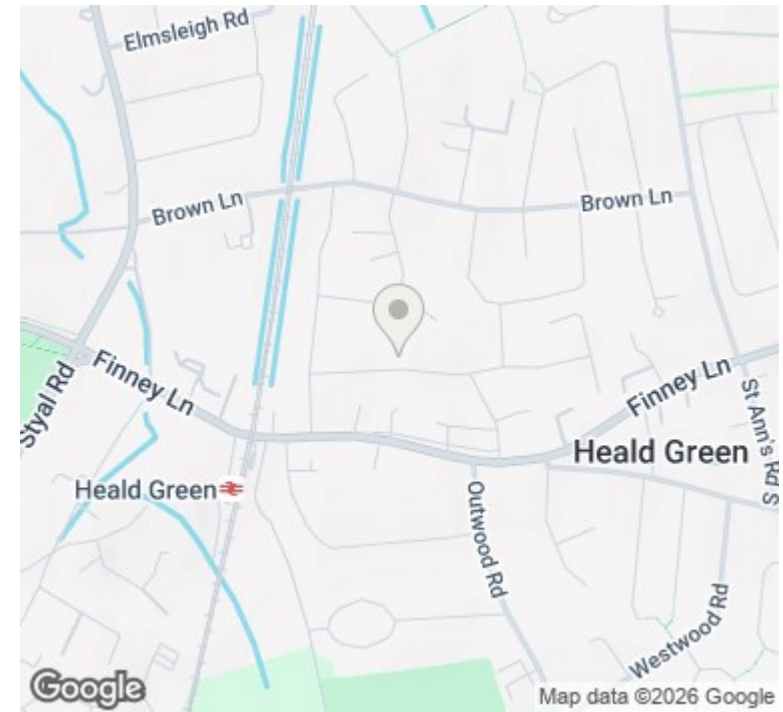
Family Bathroom
7'3 x 8'2

Externally
Gated block-paved driveway to the front providing off road parking.
Gated access to the side of the house.
Large enclosed garden with paved seating area, lawned expanse and timber storage sheds.

Tenure: Freehold
Council Tax: Stockport C



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		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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