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2 Wythens Road  
Heald Green SK8 3JH  
Asking Price £500,000





## 2 Wythens Road Heald Green SK8 3JH

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A FREEHOLD, Four Double Bedroom extended semi-detached offering true, versatile and spacious living accommodation.

Lying on one of the most desirable roads in Heald Green, this 1920s property has had considerable sums of money spend over the last thirty years since we sold it to the present owner. On the Ground Floor is an extension to the lounge which leads into the conservatory. The kitchen has been extended and on the First Floor, the extension has provided additional bedroom space to provide four large double bedrooms and an extended bathroom/shower over the garage. Outside are gardens to the front and rear. The later, although, not large, are enclosed and not overlooked.

The property lies close to the village, transport links and schooling.

Properties of this type do not come better than this in Heald Green.

- Four Double Bedrooms
- Extended Accommodation
- Gas Central Heating
- PVCU Double Glazing
- Re-Roofed Approximately 20 years ago
- Conservatory
- Freehold
- Viewing Essential

Entrance Porch to Hallway

Tenure: Freehold  
Council Tax: SMBC D

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.

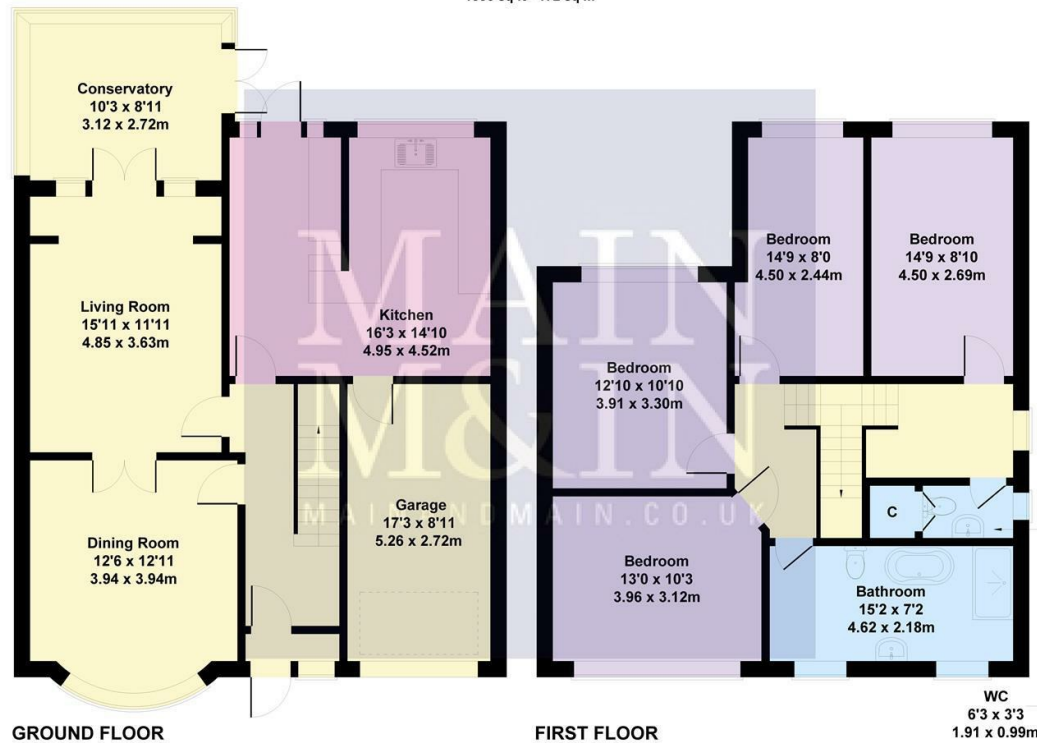
Integral Garage  
17'3" x 8'11"

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





**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



Company Registration No. S615498

Lettings (1<sup>st</sup> Floor) 198 Finney Lane + Heald Green + Stockport + SK8 3QA + Lettings+ 0161 491 6666

Heald Green (Head Office) 198 Finney Lane + Heald Green + Stockport + SK8 3QA + Sales 0161 437 1338 + Auctions + 0161 437 5337

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Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Tenure - To be confirmed with a solicitor at point of sale.

Working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their

and is subject to terms and conditions.

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A	(92 plus) A	(92 plus) A	(92 plus) A
(81-91) B	(81-91) B	(81-91) B	(81-91) B
(69-80) C	(69-80) C	(69-80) C	(69-80) C
(55-68) D	(55-68) D	(55-68) D	(55-68) D
(39-54) E	(39-54) E	(39-54) E	(39-54) E
(21-38) F	(21-38) F	(21-38) F	(21-38) F
(1-20) G	(1-20) G	(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions
Current	Potential	Current	Potential
79	64		

