



438 Wilmslow Road
Heald Green SK8 3NP
Offers Over £650,000

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438 Wilmslow Road

Heald Green SK8 3NP

Offers Over £650,000

A FREEHOLD Four/Five Bedroom Corner sited Detached Dormer Bungalow complete with additional "Granny Annex".

Built in the late 1950s by Stacey, this substantial and versatile family home offers very well-proportioned rooms throughout.

The property comprises: Covered Porch, Entrance Vestibule, Hallway, Lounge, Dining Room, Sitting Room, Games Room/Bedroom Five, Fitted Kitchen/Breakfast Area, Office, Downstairs Shower Room/WC.

To the first floor a landing gives access to Four Bedrooms and Two Bathrooms (One Ensuite).

There is an Annex with L-Shaped Kitchen/Seating area, Large Bedroom with Ensuite Shower Room/WC.

Outside are enclosed gardens and parking for three cars.

Overall, the property represents an excellent proposition for the growing family and will also appeal to those seeking a home which can provide the space to accommodate multi-generational living.

It lies close to local facilities to include public transport, shops and access to the bypass at the Lakeland Centre being within a quarter of a mile. Heald Green Village and station is just over a mile away.

VIEWING ESSENTIAL.

- Gas Central Heating
- PVCU Double Glazing
- Four/Five Bedrooms
- Three Bathrooms (One Ensuite)
- Three Reception Rooms
- Fitted Kitchen/Breakfast Area
- Granny Annex
- No Onward Chain
- FREEHOLD
- 2368 Square Feet

Covered Porch/Entrance Vestibule

Entrance Hall
23'6" x 7'2"
Laminate Flooring, Built in Cupboard & Cupboard under Stairs, Boiler Cupboard

Sitting Room
13'8" x 13'2"
Laminate Flooring

Lounge
17' x 12'8"
Laminate Flooring - Opening To:

Dining Room
15'9" x 13'7"
PVCU Double Glazed Patio Doors

Games Room/Bedroom Five
10'6" x 9'6"

Downstairs Shower Room/WC L Shaped
7'9" x 7'
Tiled Walls and Floor, White Suite

Kitchen/Breakfast Area
16'0" x 12'0" reducing to 7'10"
Fitted Units, Appliances, Plumbing for Dishwasher, Tiled Floor, Breakfast Bar

Study
7'10" x 7'9"
Fitted Units

Landing with Storage Area
23'6" x 4'

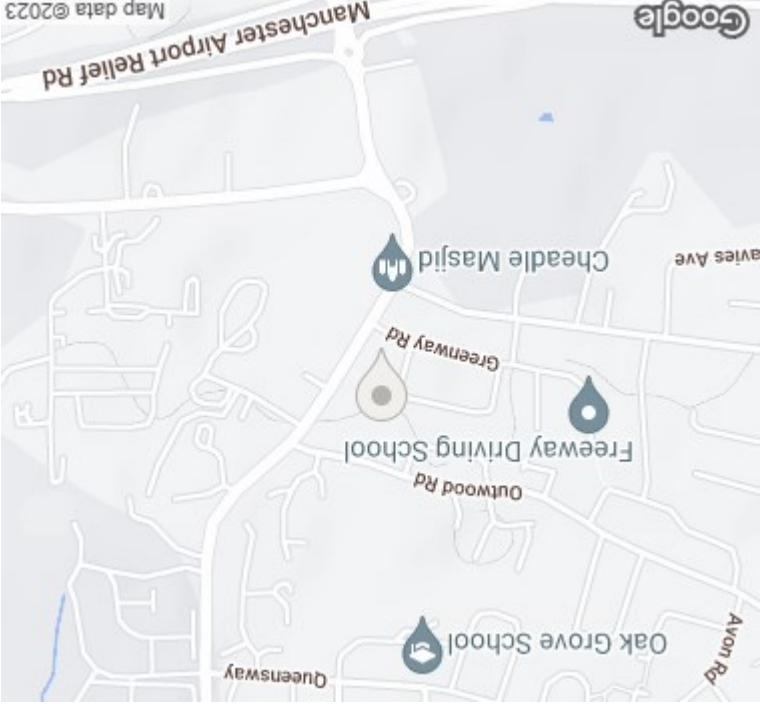
Tenure: Freehold
Council Tax: SMBC D



438 Wilmslow Road, Heald Green

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.

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England & Wales	
EU Directive 2002/91/EC	
Energy Efficiency Rating	
Current	Potential
77	69
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO2 emissions	

England & Wales	
EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO2 emissions	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO2 emissions	

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