



172 Wilmslow Road
Heald Green SK8 3BG
Asking Price £460,000

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A significantly extended and comprehensively modernised Edwardian semi-detached with three double bedrooms and two bathrooms.

This lovely period property offers much more than meets the eye from the exterior. The beautifully-presented accommodation comprises: Entrance porch, entrance hallway, living room, a large extended modern living/dining kitchen, a utility room and a downstairs WC.

To the first floor is a landing, leading to the particularly large front bedroom (which could be split to form two bedrooms if required). There is an excellent second bedroom with a dual aspect and a stylish luxury contemporary bathroom/WC.

Stairs lead up to the impressive loft conversion which comprises a third double bedroom with en-suite shower room/WC.

As part of the modernisation, the property has been rewired, re-plastered and re-plumbed.

The house stands behind paved forecourt parking, with a pedestrian gate giving access to the side. To the rear is an enclosed garden which is laid to lawn.

The property lies close to local shops, schooling and transport. Within a couple of miles are both the M56/M60 Motorways, the superstores on the A34 bypass and Manchester Airport.

This is a great family home which warrants an early internal inspection in order to fully appreciate the stylish and well-proportioned living space. A 'must-see' home!

- Gas Central Heating
- PVCU Double Glazing
- Three Double Bedrooms
- Two Bathrooms, One En-Suite
- Extended Ground Floor
- Downstairs WC
- Main Bedroom would split to make fourth bedroom
- Driveway
- Garden
- Viewing Essential

Entrance Porch

Entrance Hallway

Living Room
16'3 into bay x 12'1

Dining Kitchen/Family Room
15'8" max x 25'1" max

Utility Room
8'1" max x 11' max
Measurements include downstairs WC.

Downstairs WC

First Floor Landing

Bedroom One
12'10 red to 10'6 x 16'2

Bedroom Two
13'1 x 10'7

Family Bathroom
11'1 x 8'2

Second Floor

Bedroom Three
17'8 max x 12'11 red to 8'3

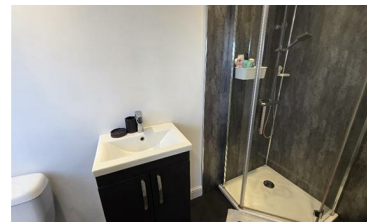
En-Suite Shower Room/WC
8'10 x 3'10

Externally
Paved driveway to the front.
Gated pedestrian access to the side.
Enclosed garden to the rear, laid to lawn.

Tenure: Freehold
Council Tax: Stockport D



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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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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