



67 Bolshaw Road
Heald Green SK8 3PD
Asking Price £1,600,000



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A spectacular, architect-designed, detached residence with five bedrooms, five bathrooms (four en-suite), plus a detached one bedroomed annex.

Built in 2015/2016, this is probably the finest house in Heald Green. It offers over 5,000 square feet of true family living accommodation with the added benefit of a detached annex in the rear garden, ideal for dependent relatives.

The house has an attractive exterior fascia, finished with a 'K' render with limestone casement surrounds.

The property is conveniently located within a mile of Heald Green village, the rail station and well-regarded schooling. The M56/M60 motorways and Manchester Airport are within a few miles, with the access point to the A34 bypass close by at The Lakeland Centre.

This unique, high-specification property was constructed regardless of cost and it has been finished to an exceptional standard by our client.

An extremely rare opportunity. Viewing is essential.

- Five Bedrooms
- Five Bathrooms (Four En-suite)
- Feature Staircase
- 33'6" Lounge
- Family Living Room/Kitchen 42'2"
- Detached Annex
- Gas Central Heating
- PVCU Double Glazing
- Superb Specification

Covered Porch

Entrance Hall
18'6" xx 11'3" plus 16'9" max

Lounge
33'5" into bay x 16'2"
Bi-Fold Doors to:



Living Room/Luxury Kitchen
42'2" x 22'9" overall

Study
11'11" x 11'6"
Double Doors to store cupboard

Downstairs WC
11'6" x 3'1"
Shower Room
5'3" x 4'1"

Utility Room
12'5" x 8'9"

Landing
21'6" x 21'3"

Bedroom One
13'8" x 12'1"
En-suite Shower Room 6'2" x 5'6"

Bedroom Two
12'1" x 11'5"
En-suite Shower Room 11'5" x 3'2"

Bedroom Three
20'10" x 12'8"
En-Suite Shower Room 13'4" x 5'9"
Dressing Room 10'1" x 4'3"

Family Bathroom/WC
11'5" x 6'9"
Door to Steam Room/Sauna 11'4" x 3'7"

Stairs to Second Landing
14'8" x 8'9"

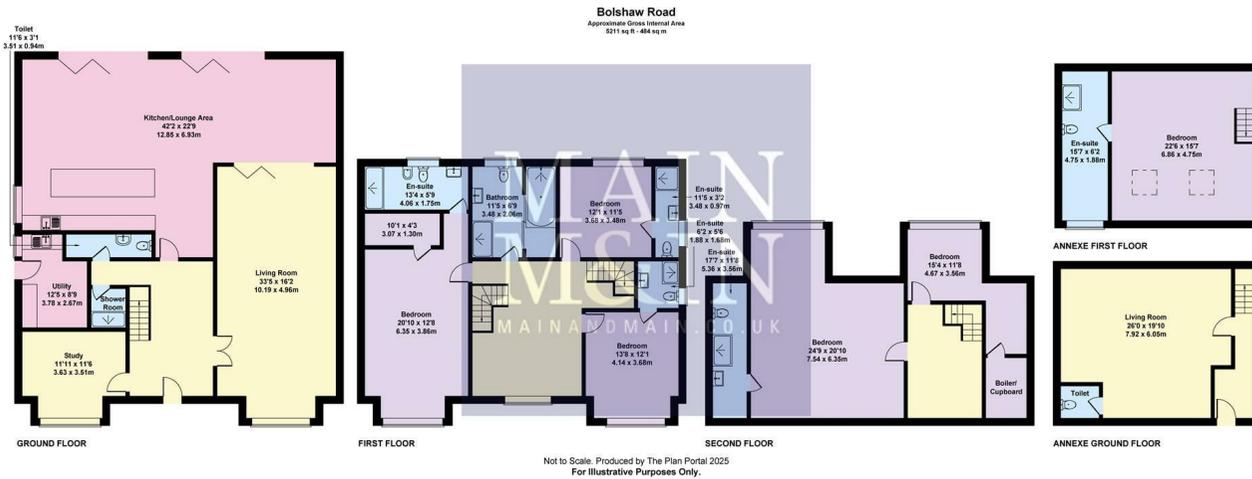
Bedroom Four
20'10" x 14'8" increasing to 24'9"
En-suite Shower Room 17'7" x 11'8"

Bedroom Five
15'4" x 11'8"
Boiler Cupboard with Gas Boiler

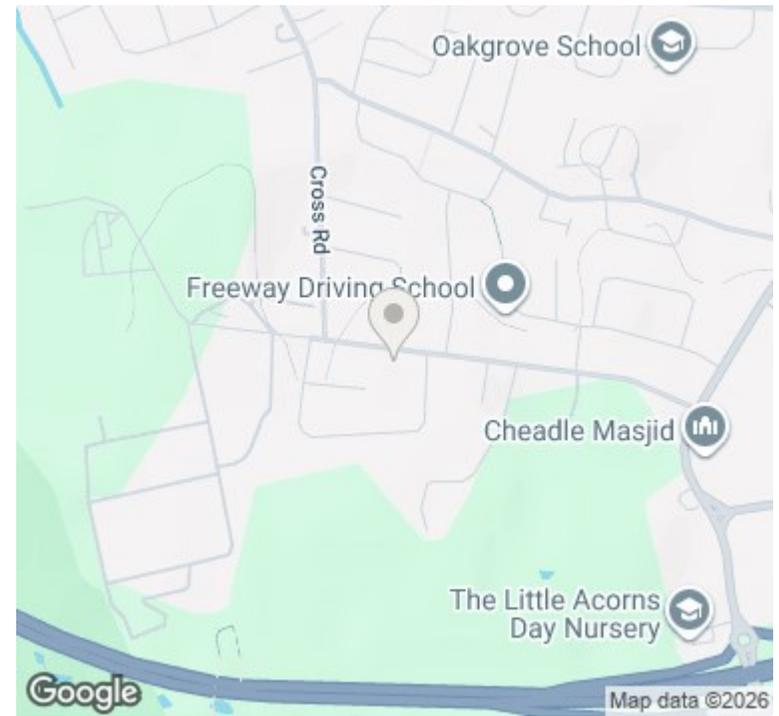
Outside
Detached Annex - Entrance Hall & Storage Cupboard
Living Room 26' x 19'10" Built in Bar with Quartz Tops
Bi Fold Doors
Sep WC - Low Level WC, Wash Basin, Tiled Floor
Storage Cupboard
Stairs to Bedroom 22'6" x 15'7" - 2 Velux Windows
Ensuite Shower Room/WC 15'7" x 6'2"

Gazebo
Detached building split to form secure storage shed - 11'9" x 8'9"
Hot Tub Area with Roller Doors - 13'10" x 8'4"
Gated Storage Area
Enclosed Gardens with side parking, lawn, patio, paving, fencing
front garden wall with electric gate

Tenure: Freehold
Council Tax: SMBC G



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
		77	80
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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

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Company Registration No. 5615498