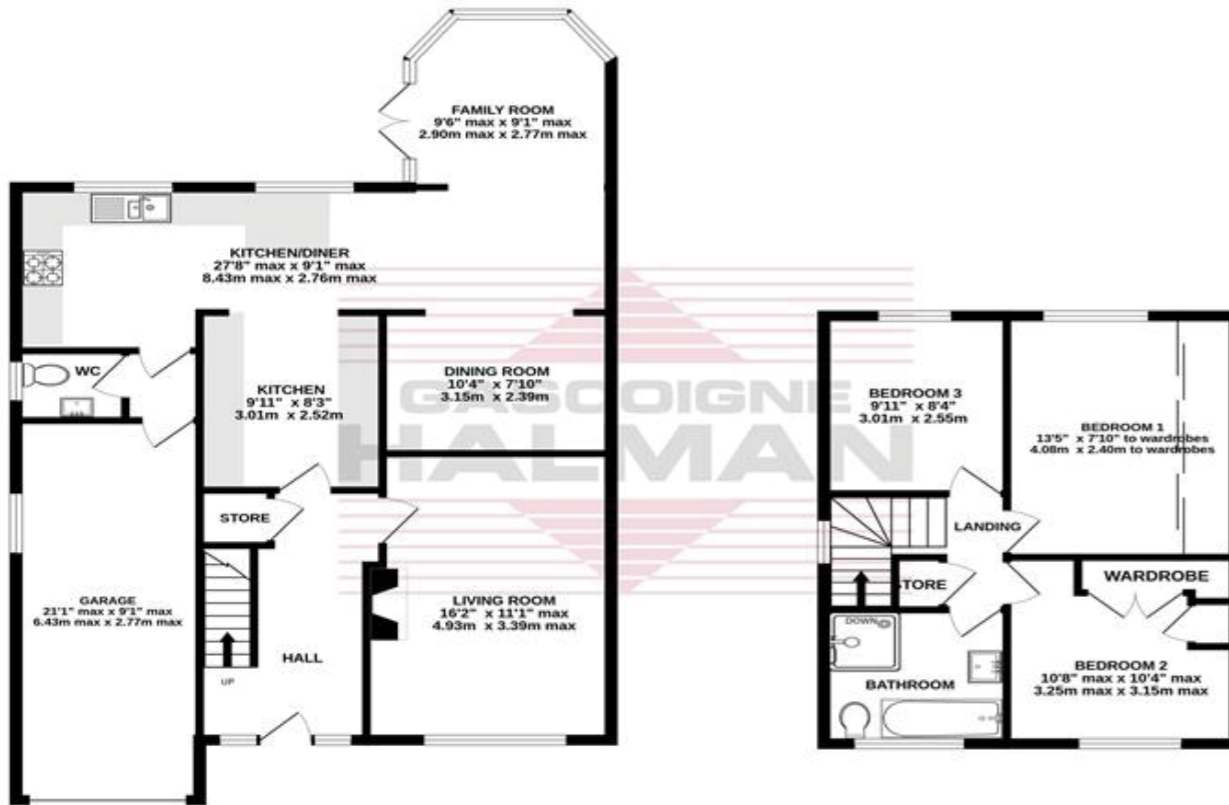


84 ELMSLEIGH ROAD
 Heald Green
£450,000



GROUND FLOOR
 929 sq.ft. (86.3 sq.m.) approx.

1ST FLOOR
 441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 1370 sq.ft. (127.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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 Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Cheadle
 91, High Street, CHEADLE SK8 1AA
 0161 428 1118 cheadle@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

This beautifully designed and thoughtfully expanded family home boasts a spacious, open-plan dining kitchen, well-proportioned reception rooms, three comfortable bedrooms, a convenient downstairs WC, and a 21 FT long integrated garage & utility space. Situated in a sought-after residential area, the property features a well-maintained rear garden and a resin driveway that accommodates parking for up to four vehicles.

- Superbly extended family home.
- Beautifully presented throughout.
- Stunning open plan kitchen/diner & family room.

- Large 21ft long garage with electric roller garage door.
- Resin driveway for up to four cars.
- Lovely rear garden and patio area.

£450,000

84 ELMSLEIGH ROAD

Heald Green



DESCRIPTION

This meticulously presented three-bedroom, extended semi-detached home is located in a desirable area of Head Green. Elmsleigh Road is conveniently positioned to, local shops, and excellent commuting options. The property features an exceptional open-plan kitchen, dining and living space, perfect for family life and entertaining. In brief the accommodation features: a welcoming entrance hall, a spacious living room with a log-burning stove, a separate dining room which opens to the impressive extended kitchen/diner. This area boasts a high-spec kitchen with plentiful storage & quality integrated appliances, ceiling skylights, and a sociable

family room at the rear. There is a useful downstairs WC and a 21FT long, integral garage with utility area. On the first floor, there are three well-sized bedrooms, (with both main bedrooms featuring fitted wardrobes), along with a fully tiled four-piece bathroom equipped with a free-standing bath, and a separate walk in shower enclosure. Outside, the property offers a resin driveway four up to four cars and a beautifully landscaped rear garden, complete with a large stone patio. Contact us today to express your interest.

LOCATION

Heald Green offers a good selection of shops, pubs and restaurants and provides excellent educational facilities for children of all ages. Stanley Green and Handforth Dean retail parks as well as Cheadle Royal shopping centre are within easy reach as is the A34 bypass, motorway access and Manchester International Airport. Heald Green railway station provides a direct link to the Airport and Manchester City Centre.

DIRECTIONS
SK8 3UE

TENURE

Freehold
SERVICES (NOT TESTED)
Services have not been tested and you are advised to make your own enquiries and/or inspections.
LOCAL AUTHORITY
Stockport MBC. Council Tax Band: D
VIEWING
Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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