



## 2 Beechwood Gardens, Heald Green

£465,000 Freehold

NEW BUILD • SOUTH FACING GARDEN • ELECTRIC CAR CHARGING POINT • GREAT TRANSPORT LINKS • FREEHOLD • ONLY ONE DETACHED LEFT





**\*\*\*NEW BUILD PROPERTY\*\*\*ONLY ONE DETACHED REMAINING\*\*\*** Leighton Snow are delighted to be working alongside Aldstone Homes & Optimus Build in presenting an exclusive development situated on Finney Lane offering eight newly built homes. Located in the heart of Heald Green village, with access to excellent travel links to neighbouring towns and cities and only minutes from Manchester Airport. The area is the perfect location for a wide range of buyers and can be found within a close proximity to local landmarks such as Quarry Bank Mill and Lyme Park. Bruntwood Park is also positioned close by and offers a lovely café, pitch and putt course and a BMX racetrack. Council Tax band: TBD

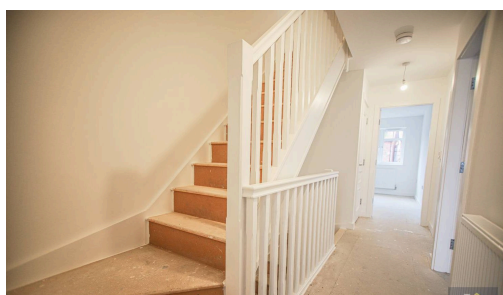
Tenure: Freehold

EPC Energy Efficiency Rating: B

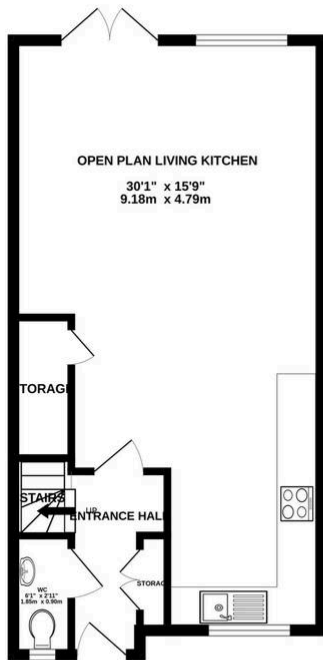
EPC Environmental Impact Rating:



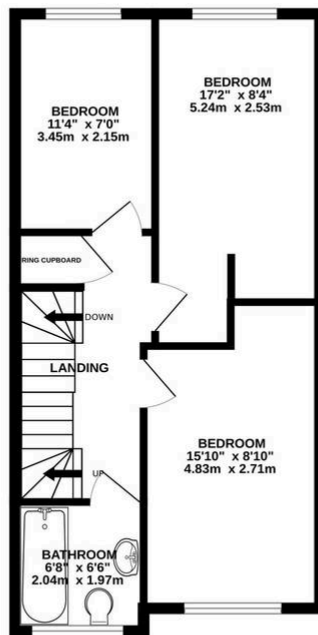
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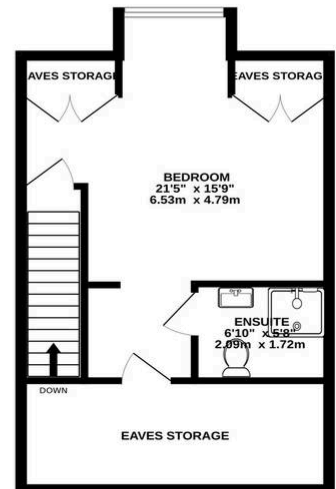
GROUND FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



2ND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 1371 sq.ft. (127.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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There are two, four bedroom detached properties and six, four-bedroom semi-detached properties. This fabulous detached is set over three floors and built to the highest standard with a contemporary open-plan living space with a modern kitchen that houses integrated appliances including fridge/freezer and induction hob. The ground floor further benefits from double French patio doors leading out to a South Facing rear garden, and a WC.

The first floor accommodates three bedrooms and the modern family bathroom suite. The second floor boasts an impressive master suite with a double bedroom, contemporary en-suite shower room and generous eaves storage cupboards.

The garden offers a south-facing aspect and is mainly laid to lawn and enclosed by wooden fencing. To the front there is a stone driveway providing off-road parking for two vehicles alongside an electric charging point.

Finished to a high standard throughout the property is ready to move straight into. Reservations have already been placed and a number of houses are already occupied, so please contact Leighton Snow Estate Agents on 0161 439 4500 or email [sales@leightonsnow.com](mailto:sales@leightonsnow.com) to arrange to view.



