



2 Hambleton Road, Heald Green

£435,000 Freehold

WONDERFUL OPEN PLAN KITCHEN DINER • CLOSE TO LOCAL SHOPS AND AMENITIES • NEARBY EXCELLENT TRANSPORT LINKS • GENEROUS AND WELL MAINTAINED GARDEN • INTEGRAL GARAGE AREA • WELL PRESENTED THROUGHOUT



Council Tax band: C

Tenure: Freehold

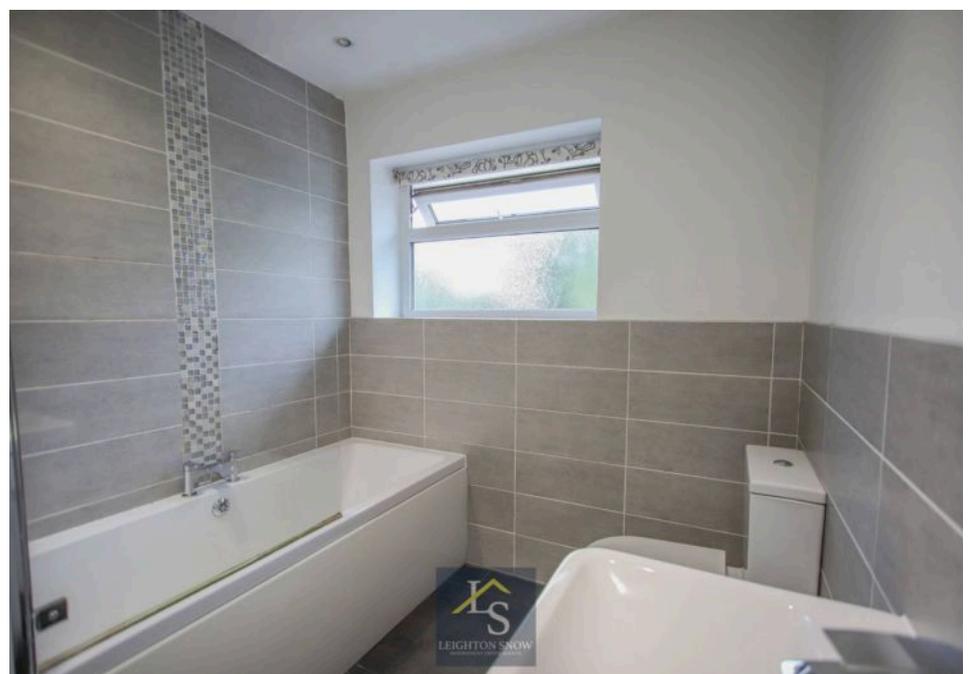
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

Nestled in a sought after neighbourhood in Heald Green, this wonderful family home is well positioned just a short walk away from the the excellent shops, restaurants, amenities and the Ofsted rated 'Good' Etchells Primary School situated within Heald Green Village. The property is conveniently located nearby excellent local transport and commuting links. Boasting wonderful charm and style, this property benefits from an impressive open plan dining kitchen, a lovely downstairs lounge area, an excellent utility area, and 3 fantastic bedrooms.



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TOTAL FLOOR AREA: 1221 sq.ft. (113.4 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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Upon entry to the property, you are greeted with a handy porch area, allowing for a useful storage space, leading through to a wonderfully spacious hallway. This excellent family home, offers both cosy living and comfort within the lounge area situated to the front of the property whilst also hosting a fantastic open-plan kitchen dining area. The kitchen is fully equipped with modern appliances and ample storage, catering to both functionality and style. To the back of the kitchen diner, the internal living space is seamlessly connected to the generous and well manicured gardens through use of bi-fold doors, creating a fabulous, bright and airy living space. The downstairs utility shower room area, aids convenience in this home.

To the first floor of the property, the landing area is adorned with natural light, entering through the window to the top of the staircase. There are 3 beautiful bedrooms; 2 of these being spacious doubles. The master bedroom provides superb fitted wardrobes, providing ample storage space and a fabulous fitted dressing table. The modern bathroom has been tastefully decorated with stylish grey tiles and a modern three piece white fitted suite.

Externally, the property offers ample off road parking and a generously sized front lawn area. The property provides solar panels which are legally owned by the current owners, which are fantastic for energy efficiency and have been put to excellent use by the current owners. The current property vendors have suggested that these have been an excellent tool in saving them around £300 per year. Furthermore, the property features an integral garage area, providing additional storage solutions for your convenience. This property is stunning and not one to be missed. It provides an opportunity of excellence for those looking for a home in turn-key condition.



