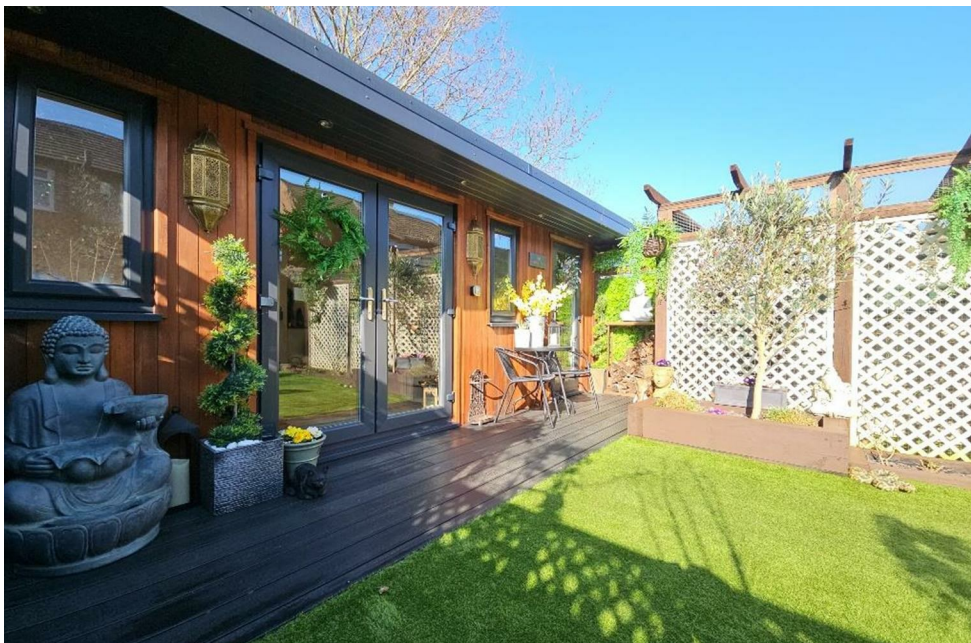




19 Dorac Avenue
Heald Green SK8 3NZ
£325,000





19 Dorac Avenue Heald Green SK8 3NZ

£325,000

Offering much more than you might initially expect when viewed from the road, this semi-detached property is an absolute gem! Significant effort and expense have gone into creating what is a beautifully-presented residence, which has one of the most impressive garden rooms we have seen to date!

An entrance vestibule with cloaks cupboard opens into the open-plan living/dining room which has a feature fireplace and large patio doors. The house has blackout blinds and shutters installed. A door leads to the fitted kitchen, which overlooks the garden. To the first floor is a landing with access to the main bedroom which has fitted wardrobes and a dressing area. The second double bedroom also has fitted wardrobes and the bathroom is fitted with a white suite, with shower above the bath.

The property stands behind a smart block-paved driveway, which provides off road parking space. A gated access leads to an area alongside the house for storage. To the rear is a remarkable garden with decked area and raised border planting. An artificial lawn leads on to the huge garden room which has power and a wood-burning stove installed. There is a further room alongside which is utilised as a home office.

This is a stylish home and a rare opportunity: The property has also recently been granted planning permission for a single storey side and rear extension (DC/086320) which is valid until 09/06/26, should the new owners opt to create additional accommodation.

Tenure: Freehold
Council Tax: Stockport B

- Gas Central Heating
- PVCU Double Glazing
- Open-plan Living/Dining Room
- Fitted Kitchen
- Two Double Bedrooms
- Bathroom
- Superb Garden Room/Office
- Gardens
- Driveway

Entrance Vestibule
2'11" x 4'7"

Living Room
11'4" x 15'11"
Open to:

Dining Room
8'4" x 7'10"

Kitchen
7'8" x 8'3"

Landing
Access to boarded loft space, with ladder.

Bedroom One
10'3" red to 8'4" to robes x 15'11" red to 12'9"

Bedroom Two
9'11" x 8'4"

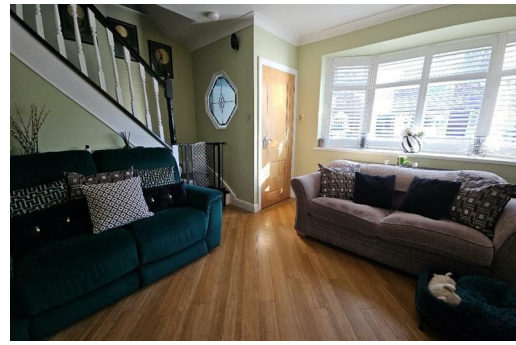
Bathroom
6'11" x 5'9"

Externally
Driveway to the front.
Enclosed rear garden.

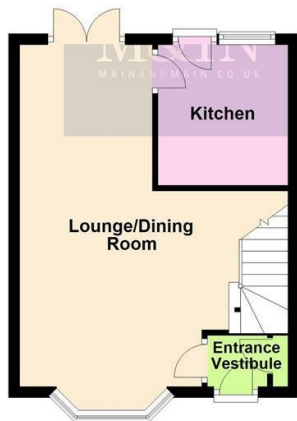
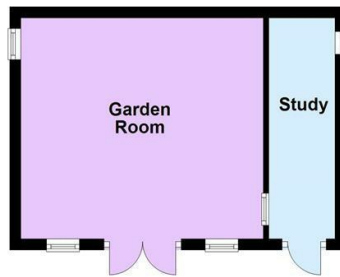
Garden Room
13'0" x 14'5"

Office
11'0" x 3'11"





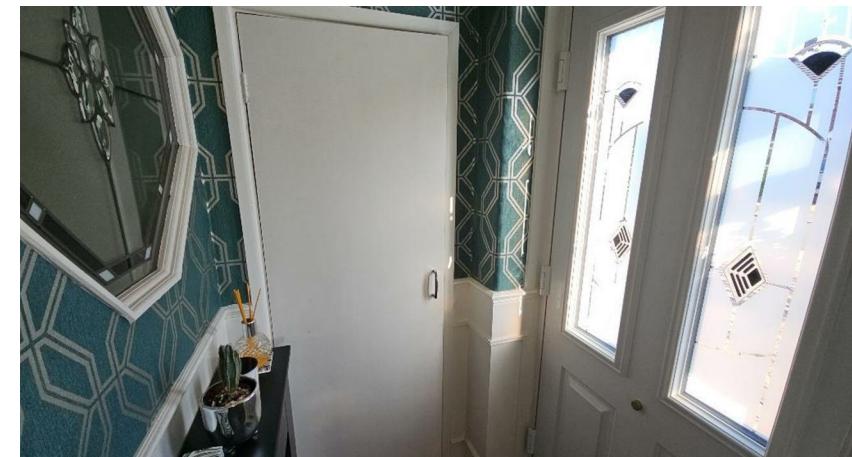
Ground Floor



First Floor



For illustration purposes only, not to scale.
Plan produced using PlanUp.



To view this property call Main & Main on 0161 437 1338



Cheadle Hulme Office 29 Station Road ♦ Cheadle Hulme ♦ Stockport ♦ SK8 5AF ♦ 0161 485 1919

Lettings (1st Floor) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666

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

mainandmain.co.uk

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower CO2 emissions (92 plus)	A
Very energy efficient - lower CO2 emissions (81-91)	B
Energy efficient - lower CO2 emissions (69-80)	C
Standard (55-68)	D
Below standard (39-54)	E
Very poor (21-38)	F
Very poor (1-20)	G
Not environmentally friendly - higher CO2 emissions	
Current	Target
Environmental Impact (CO ₂) Rating	

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs (92 plus)	A
Very energy efficient - lower running costs (81-91)	B
Energy efficient - lower running costs (69-80)	C
Standard (55-68)	D
Below standard (39-54)	E
Very poor (21-38)	F
Very poor (1-20)	G
Current	Target
85	69
Energy Efficiency Rating	

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.

