



12 Elmsleigh Road
Heald Green SK8 3UE
Offers Over £525,000

**MAIN
M&IN**
SALES · LETTINGS · AUCTIONS



12 Elmsleigh Road Heald Green SK8 3UE

Offers Over £525,000

A FREEHOLD. Four Bedroom, Two Bathroom Extended Semi-Detached in beautiful overall condition.

Just one of only six such properties in Heald Green, this lovely home lies off Styal Road and has recently been extended to both the ground and first floor.

The property now offers: Entrance Hallway, Extended Lounge, Dining Room and an extended Study. A stylish open-plan fitted Kitchen/Breakfast Area leads on to a Utility Room and Downstairs WC.

To the first floor is a split landing which leads to the principal bedroom which has a walk-in wardrobe and an en-suite shower room/WC. There are three further bedrooms and a family bathroom.

The property stands behind a block-paved driveway which provides off-road parking for three cars. To the rear is a well-proportioned enclosed rear garden with seating area, lawned expanse and decorative borders.

The property lies close to local facilities to include the Metro, Heald Green Station and Manchester International Airport. Also close by are the superstores such as Sainsburys, John Lewis and further stores at Handforth Dean off the A34 bypass. Well-regarded schools for all age groups are within easy reach.

- PVCU Double Glazing
- Gas Central Heating
- Burglar Alarm
- Four Bedrooms plus Walk in Wardrobe
- Two Bathrooms (One En-Suite)
- Three Reception Rooms
- FREEHOLD

Covered Porch

Entrance Hall
15'3" x 6'10"

Lounge
21'4" x 11'1"

Victorian Style Feature Fireplace, French doors to rear garden

Dining Room
13'1" x 11'6"

Study
10'6" x 10'9"

Luxury Kitchen/Breakfast Area
18'7" x 15'11" to 14'2"

Part Tiled Wall, Fitted Grey Units, Centre Island, Granite Worktops, Inset Lighting
Induction Hob, Extractor Hood, Integrated Dishwasher, Oven/Grill

Utility Room

10'4" x 8'2" overall

Fitted Cupboards, sink unit, plumbing for washing machine
Separate WC and Washbasin off Utility Room

Landing

Master Bedroom One

16'8" x 10'7"

Ensuite Shower Room/WC 7'8" x 5'1" - White Suite
Walk in Wardrobe 7'8" x 5'1"

Bedroom Two

13'8" x 10'5"

Built in Wardrobe

Bedroom Three

13'7" x 11'1"

Bedroom Four

7'6" x 7'6"

Family Bathroom/WC/Shower

8'7" x 7'7"

Part Tiled Walls, White Suite, Tiled Floor

NB Loft - Part Floored

Outside

Enclosed rear garden to include garden shed, children's barked play area
lawn, flower beds, fencing, patio.

To the front car parking for three vehicles.



Tenure: Freehold

Council Tax: Stockport D



Elmsleigh Road
 Approximate Gross Internal Area
 1767 sq ft - 164 sq m



Not to Scale. Produced by The Plan Portal 2024
 For Illustrative Purposes Only.



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

mainandmain.co.uk
Heald Green (Head Office) 198 Finney Lane + Heald Green + Stockport + SK8 3QA + Sales 0161 437 1338 + Auctions + 0161 437 5337
Lettings (1st Floor) 198 Finney Lane + Heald Green + Stockport + SK8 3QA + Lettings+ 0161 491 6666
Cheadle Hulme Office 29 Station Road + Cheadle Hulme + Stockport + SK8 5AF + 0161 485 1919

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.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO2 emissions	(1-20) G
Current	74
Potential	82

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO2 emissions	(1-20) G
Current	
Potential	

