



17 St. Anns Road North  
Heald Green SK8 3SE  
£575,000

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# 17 St. Anns Road North

## Heald Green SK8 3SE

£575,000

Offered for sale with no onward chain, this stylish extended detached residence is certain to impress. Located on the sought-after St Anns Road North, the property is well-placed for access to plentiful local amenities, excellent transport networks and schools for all age groups.

An entrance porch opens to an entrance hallway. To the front of the house is a formal living room with bay window. The rear of the house has been extended to create a superb open-plan dining kitchen which opens to a family area with vaulted ceiling with inset roof windows and doors to the garden. This room leads on to an attractive central sitting room. Providing further versatility is a contemporary shower room/WC and a further downstairs WC.

A turning staircase rises to the first floor landing which leads to the four well-proportioned bedrooms and a family bathroom.

The property stands behind a garden area with a wide block-paved driveway providing off-road parking space and leading to an attached garage/store room. To the rear is an enclosed garden of generous proportions which features a paved seating area and a large artificial lawn. To the end of the garden is a storage shed and a covered area which currently houses a hot-tub/spa.

This is a beautifully-presented home which simply must be seen. An early internal inspection is essential in order to fully appreciate all that this excellent family residence has to offer.

- Four Bedrooms
- Two Bathrooms
- Gas Central Heating
- PVCU Double Glazing
- Extended Accommodation
- Downstairs WC
- Driveway & Garage/Store
- Large Garden
- No Chain
- Must Be Seen

Entrance Porch  
3'9" x 2'8"

Entrance Hall  
12'8" x 4'

Ground Floor Wet Room/WC  
8'1" x 6'5"

Downstairs WC/Cloakroom  
7'9" x 2'7"

Living Room  
12'11" into bay x 11'6"

Family Room  
24'7" x 11'10"

Fitted Dining Kitchen  
12'6" x 20'7" approx

Landing

Bedroom One  
14'1" x 11'6"

Bedroom Two  
11'6" x 9'8"

Bedroom Three  
12'11" x 8'9"

Bedroom Four  
8'5" max x 8'5" max

Bathroom/WC  
8'5" x 5'11"

Outside

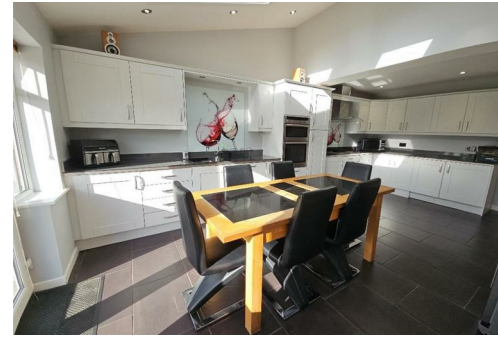
Block paved driveway to the front with electric car charging point.  
Shrub beds and stoned area.  
Rear Garden with paved patio area with artificial lawn.  
Shrub borders, Garden Shed, Wooden Gazebo.

Attached Garage Store  
9'10" x 8'11"



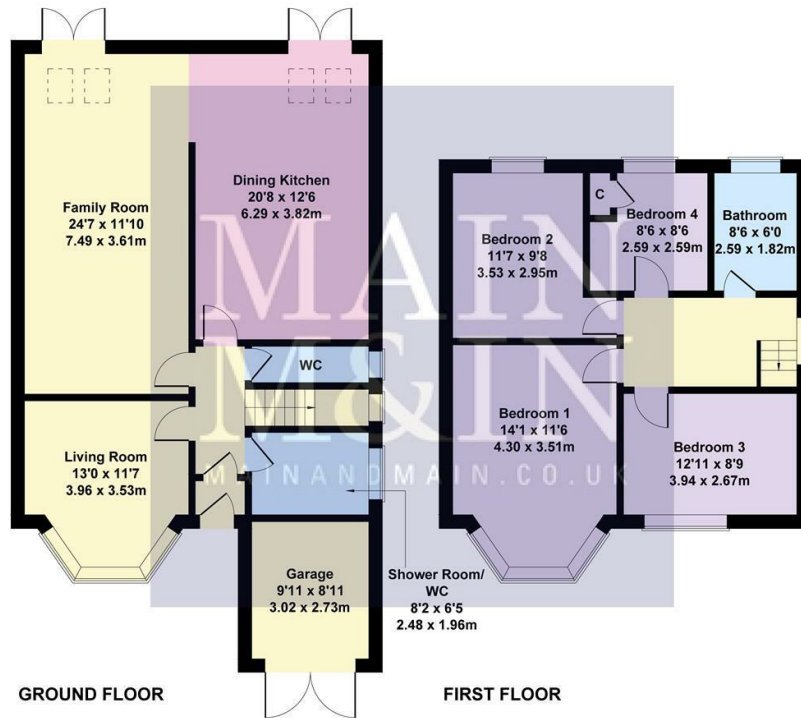
Tenure: Freehold  
Council Tax: Stockport E





### St Anns Road North

Approximate Gross Internal Area  
1582 sq ft - 147 sq m



Not to Scale. Produced by The Plan Portal 2024  
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To view this property call Main & Main on 0161 437 1338



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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	77
Potential	

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 energy efficient - higher running costs	(1-20) G
Current	62
Potential	77

**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.

