



25 Rossendale Road  
Heald Green SK8 3HE  
£435,000



MAINANDMAIN.CO.UK



# 25 Rossendale Road Heald Green SK8 3HE

£435,000

Recently extended and refurbished to an excellent standard, this immaculate semi-detached house is offered for sale with no onward chain.

The house offers in excess of 1,300 square feet of versatile accommodation. A wide entrance hallway with underfloor heating leads to a living room and a fourth bedroom to the front of the house. The bedroom is served by a Jack & Jill shower room/WC which can also be accessed by the superb open-plan family room/dining kitchen. A feature ceiling lantern and bi-folding doors flood the room with natural light. This superb entertaining space also boasts a tiled floor and a stylish kitchen with integrated appliances. There is also a separate utility room.

A staircase with contemporary glass balustrade rises to the first floor landing. Three well-proportioned bedrooms are served by a family bathroom which is fitted with a contemporary suite in white with shower over the bath. There is access to the loft space for additional storage.

The property stands behind a block-paved driveway which provides off road parking space. To the rear is an enclosed garden which features a seating area, decorative raised borders and lawn.

This is a stylish and impressive home which is well-positioned for access to schools, amenities and transport networks. An early internal viewing is a must.

- Extended
- High Specification Refurbishment
- Four Bedrooms
- Two Contemporary Bathrooms
- Stylish Fitted Kitchen
- Open-Plan Family Room/Dining Kitchen
- Enclosed Garden
- Popular Location
- Close to Schools & Amenities
- No Onward Chain

Entrance Hallway

Living Room

12'6" x 10'5"

Bedroom Four/Additional Reception Room

12'5" x 6'4"

Shower Room/WC

4'9" x 6'4"

Jack & Jill style - Doors to bedroom 4 and into family room.

Utility Room

5'0" x 6'4"

Open-plan Family Room/Dining Kitchen

23'4" red to 11'5" x 24'5" red to 17'0"

Underfloor heating

First Floor Landing

Bedroom One

12'6" x 10'5"

Bedroom Two

10'1" x 9'8"

Bedroom Three

8'9" max x 6'11" max

Bathroom

7'9" max x 6'8" max

Externally

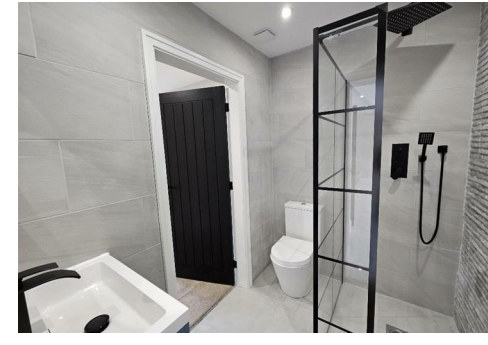
Block-paved driveway providing off-road parking space to the front.

Enclosed garden to the rear with lawn, decorative borders and seating area.

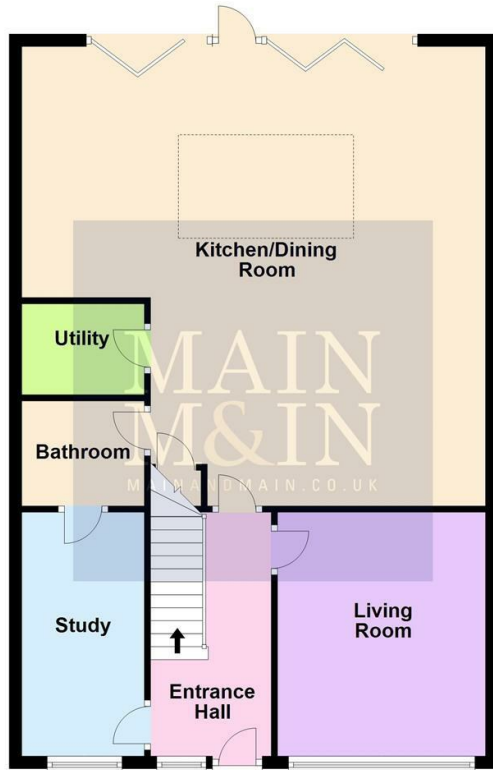
Tenure: Freehold

Council Tax: Stockport C

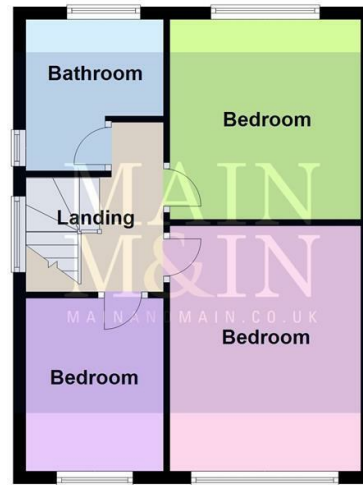




Ground Floor



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 (1<sup>st</sup> 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
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not environmentally friendly - higher CO2 emissions	

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
(1-20)	G
Not energy efficient - higher running costs	

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Tenure - To be confirmed with a solicitor at point of sale.

working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their

and is subject to terms and conditions.

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

