



44 Roundhey  
Heald Green SK8 3JR  
Guide Price £469,950



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# 44 Roundhey

## Heald Green SK8 3JR

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Significantly extended and with a fantastic garden room/gym/home office, this superb semi-detached residence is certain to meet the requirements of family purchasers.

An entrance porch and hallway with storage space lead to a spacious living room. To the rear is a large fitted dining kitchen which opens to a conservatory that overlooks the garden. There is a further reception room, plus a large utility/storage room and a downstairs WC.

Upstairs, a split landing leads to the principal bedroom which has an en-suite shower room/WC. There are three further well-proportioned bedrooms and a family bathroom.

The house stands behind a wide paved driveway with garden area alongside. To the rear is an enclosed garden which enjoys an open-aspect across playing fields to the rear. The garden has a seating area, lawned expanse and well-stocked borders. There is a storage shed and a large garden room which is currently utilised as a home gym.

Roundhey is a popular residential location, close to the amenities of Heald Green village. Well-regarded schools are close by and the area enjoys excellent transport network connections.

An early internal inspection is essential in order to avoid disappointment.

- Extended Accommodation
- Four Bedrooms
- Two Bathrooms
- Three Reception Rooms
- Utility Room
- Downstairs WC
- Garden Room/Gym
- Driveway
- Attractive Gardens
- Viewing Essential

Entrance Porch

Entrance Hallway  
15'0" x 6'4"

Living Room  
14'6" x 11'6"

Dining Kitchen  
11'10" red to 8'10" x 18'1"

Conservatory  
12'5" x 7'10"

Sitting Room  
14'1" x 10'6"

Utility Room  
16'4" max x 9'6" max

Downstairs WC  
4'2" x 6'0"

First Floor Landing

Bedroom One  
11'8" x 9'0" to robes, plus 3'6" into doorway

En-suite Shower Room  
9'0" x 7'0"

Bedroom Two  
12'0" x 10'6"

Bedroom Three  
10'9" max x 10'7" red to 7'7"

Bedroom Four  
10'0" x 10'7"

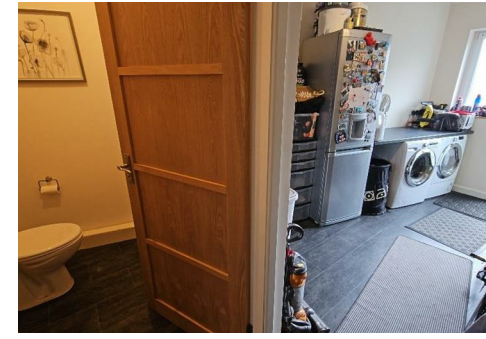
Bathroom  
8'1" x 7'4"

Externally  
Driveway to the front with garden area alongside.  
Enclosed garden to the rear with lawn, seating areas and decorative borders.

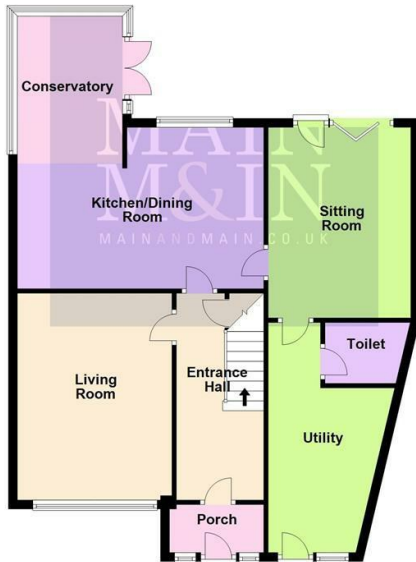
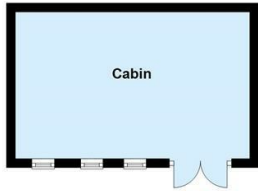
Garden Room  
17'3" x 10'8"



Tenure: Leasehold  
Council Tax: Stockport C



Ground Floor



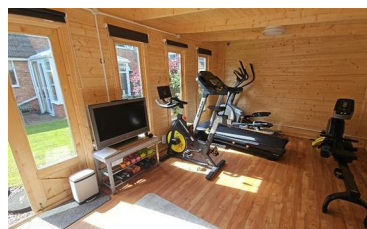
First Floor



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



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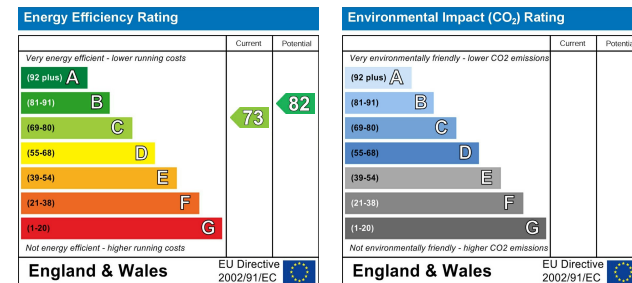
Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to 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.

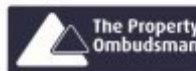
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Company Registration No. 5615498