



15 St. Anns Road North
Heald Green SK8 3SE
£475,000





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A Stunning "Freehold" Four Bedroom Detached with Private Rear Gardens.

Just once in a while, a property comes to market which stands out from the 'norm'. This is one such property. It is in beautiful condition and ready to move in. It comprises: Entrance Porch, Hallway, Downstairs WC, Through Lounge/Dining Room, Modern Fitted Kitchen, Landing, Four Bedrooms (Three with fitted wardrobes), Bathroom/WC. Outside: Integral Garage, Store Cupboard.

To the front are established gardens and car parking. To the rear are immaculate private gardens comprehensively and fully enclosed.

The property lies close to Heald Green Village, schooling, local transport and Heald Green Station. Both the M56/M60 Motorways are within a few miles.

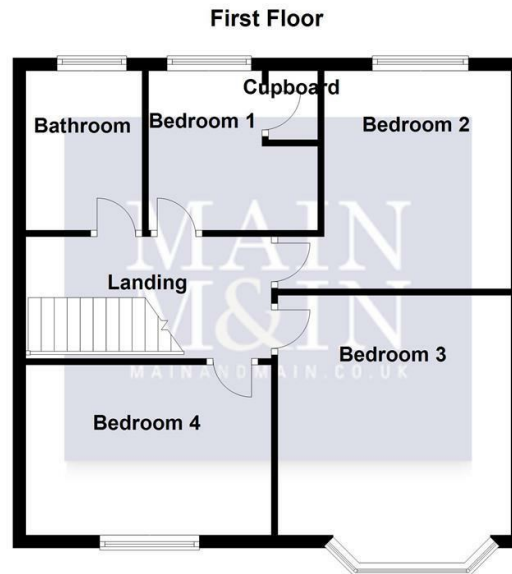
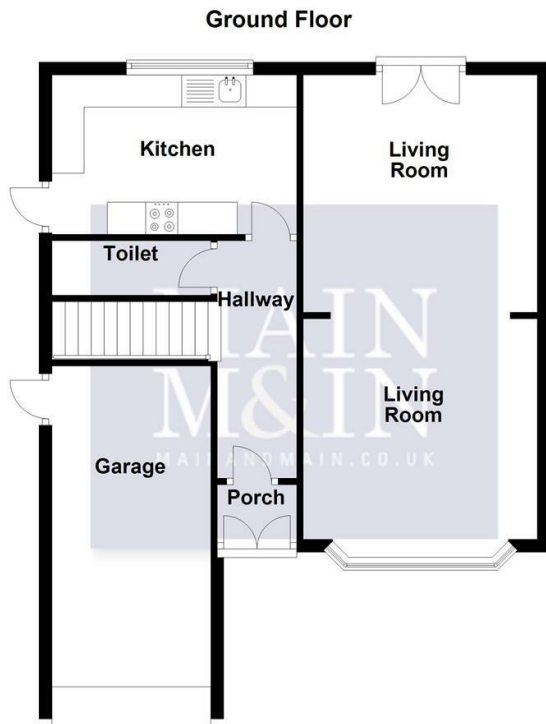
Viewing Essential.

- Four Bedrooms
- Gas Central Heating
- PVCU Double Glazing
- Cavity Wall Insulation
- Private Established Gardens
- Freehold
- Viewing Essential

Tenure: Freehold
Council Tax: SMBC E

- Storm Porch
- Entrance Hall
12'3" x 4'4"
- Downstairs WC
7'5" x 2'8"
- White Suite to include wash basin
- Through Lounge/Dining Room
25'4" x 11'6"
- Feature Fireplace with Inset Electric Fire, PVCU Double Glazing
Patio Doors to Garden
- Fitted Kitchen
12'6" x 8'2"
- Cream Units, Electric Hob, Under Oven/Grill, Fitted undercounter
Fridge
- Work Top Lighting, Tiled Floor, Wall Mounted Combi Gas Boiler
- Landing
12'7" x 6'2"
- Loft Access
- Bedroom One
14'2" x 11'9"
- Fitted Wardrobes and Dressing Table
- Bedroom Two
11'5" x 9'7"
- Fitted Wardrobes
- Bedroom Three
12'7" x 8'6"
- Fitted Wardrobes
- Bedroom Four
10'6" x 8'5"
- Airing Cupboard
- Bathroom/WC
8'11" x 5'9"
- Wall Tiling, White Suite with Shower Over Bath
- Integral Garage
17'3" x 8'2"
- Plumbing for Washing Machine
- Outside
- To the front, block pavior driveway and established gardens.
Private gardens to the rear to include patio.
NB: The Garden Pots are not included in the sale.





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

15 St Anns Road, Cheadle

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 environmentally friendly - lower CO2 emissions (A)	(92 plus)
Environmentally friendly (B)	(81-91)
Decent (C)	(69-80)
Decent (D)	(55-68)
Not environmentally friendly (E)	(39-54)
Not environmentally friendly - higher CO2 emissions (F)	(21-38)
Not environmentally friendly - higher CO2 emissions (G)	(1-20)
Current	Potential
Environmental Impact (CO ₂) Rating	

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

