





## 14 Motcombe Road Heald Green SK8 3TP Offers Over £425,000

VIEWINGS TO COMMENCE ON SATURDAY 20TH JULY - Call to book your viewing time!

This stunning home simply must be seen. The large garden plot, a recent wraparound extension with luxury kitchen and a converted loft room really sets the house apart: An internal inspection is a must!

The house stands behind a wide resin driveway which provides off road parking space. It offers plenty of kerb appeal with a stylish modern composite door contrasting with the grey PVCU double glazing.

An entrance hallway leads to a front reception room which has a feature fireplace and a bay window. The rear of the property has been transformed through the extension which has created an impressive open-plan living space with high specification kitchen with central island and integrated appliances. The room opens to a superb family room with vaulted ceiling and bi-folding doors to the garden. A fitted utility room leads on to a downstairs WC.

To the first floor, bedrooms one and three have been combined into a huge principal suite, with comprehensive fitted wardrobes. It would be possible to reinstate the original configuration if desired - the two doors still remain. The double bedroom to the rear also has fitted furniture and it features a spiral staircase which leads to a converted loft space, with roof window. A stylish contemporary shower room completes the accommodation.

To the rear of the house is a large garden with paved seating area, artificial lawn and a covered area. Towards the end of the garden is a timber storage shed with a covered seating area alongside.

Motcombe Road is a sought-after location, close to Styal Road. Excellent transport network connections are nearby, as are amenities and schools for all age groups.

- Extended Accommodation
- · Superb Luxury Dining Kitchen
- · Open-plan Family Room
- · Utility Room
- · Downstairs WC
- · Contemporary Shower Room
- · Resin Driveway
- · Large Garden
- · Timber Outbuilding

Entrance Hallway 12'0" x 5'11" max

Reception Room
14'4" into bay x 11'11" red to 10'9"

Dining Kitchen/Family Room 20'2" x 18'2"

Utility Room 15'5" x 4'0" max

Downstairs WC 8'10" x 3'4"

First Floor Landing

Principal Bedroom 14'4" into bay red to 8'11" x 16'7" to fitted robe

Bedroom

12'5" red to 10'8" to fitted robes x 10'5" Spiral staircase to:

Shower Room/WC

7'2" x 5'6"

Loft Room

10'5" x 11'4" (some restricted head height)

Externally

Resin-bonded driveway to the front.

Large enclosed garden to the rear with seating area, artificial lawn. Covered area. Timber outbuilding with covered seating area.

Tenure: Freehold

Council Tax: Stockport C















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

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

14 Motcombe Road, Heald Green











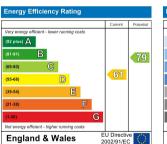
Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to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

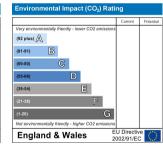
NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

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.

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









