



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





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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 wrap-around 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 re-instate 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:

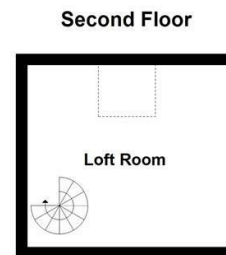
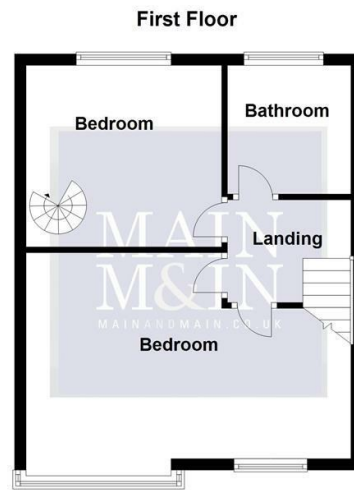
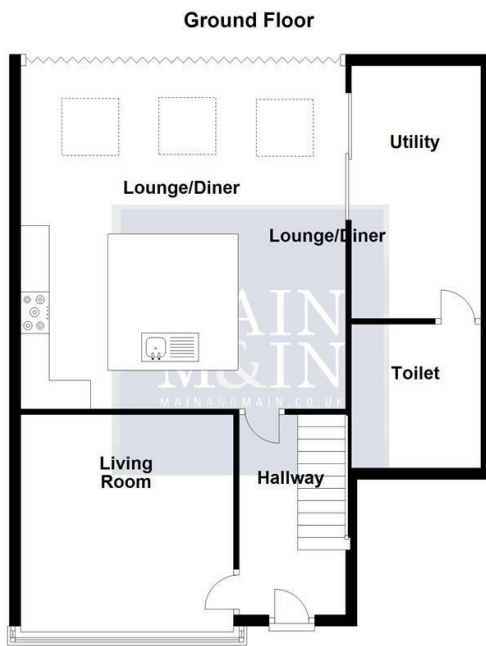
Shower Room/WC
7'2" x 5'6"

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



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

14 Motcombe Road, Heald Green

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

