



24 Elmsleigh Road  
Heald Green SK8 3UE  
Offers Over £790,000



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A unique opportunity to acquire one of the largest and finest properties in the area! This impressive residence has benefited from a major programme of extension and it offers accommodation across three floors, all finished to the highest specification.

Approached through high-grade electric gates and standing behind a block-paved driveway, this is a "must see" property which will be certain to impress, offered for sale with no onward chain.

The property has been carefully planned to offer superb family accommodation, centred around a spectacular open-plan dining kitchen/family room with bi-folding doors opening to the large garden. A separate lounge is located to the front of the house.

A stylish oak and glass contemporary staircase rises to the upper floors, with dressing areas and en-suite shower rooms to all of the spacious bedrooms on the first floor, with the main room boasting a Juliet balcony with glass balustrade. There is a large bathroom on the second floor and two further large bedrooms - the rearmost room featuring an entire glazed wall overlooking the garden.

There is plentiful storage provided, with space into the eaves and a large integral garage with electric door.

An early internal inspection is essential.

- High Specification
- Fitted Smart Lights, CCTV, Sensors & Sound System
- Quartz Worktops, Windows Sills & Splash Backs
- Bi-folding doors: Patio and Juliet Balcony
- Remote Gates & Garage Door, Thermostat, Intercom & Alarm
- Composite External Doors
- 300l Cylinder System Boiler Heating with 3 Column Radiators
- Heavy Duty Secure Metal Driveway and Pathway Gates
- Fire/Smoke/Co2 Alarms Installed
- No Onward Chain

Tenure: Freehold  
Council Tax: Stockport C

Entrance Hallway  
17'10" x 8'4"

Lounge  
15'1" into bay x 11'2"

Dining Kitchen/Family Room  
27'9" red to 21'6" x 33'6" max

Utility Room  
10'11" x 8'3"

Pantry

Downstairs WC

First Floor Landing  
23'1" x 8'4"

Bedroom One  
15'4" x 15'9"

Dressing Area  
6'5" x 9'0"

En-Suite Shower Room/WC  
6'4" x 6'0"

Bedroom Two  
15'6" into bay x 11'2"

Dressing Area  
4'10" x 11'4"

En-Suite Shower Room/WC  
3'9" x 11'3"

Bedroom Three  
17'6" x 13'5"

Dressing Area  
5'11" x 6'6"

En-Suite Shower Room/WC  
5'10" x 6'4"

Second Floor Landing

Bedroom Four  
17'7" x 14'3"

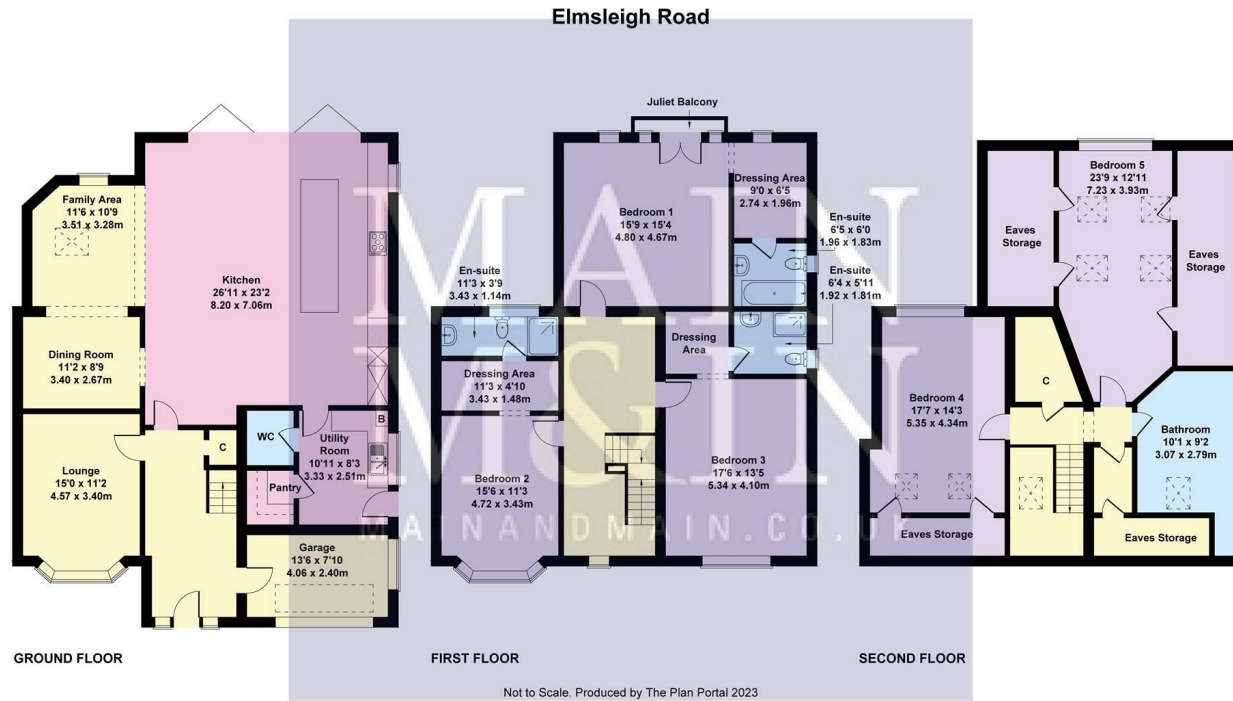
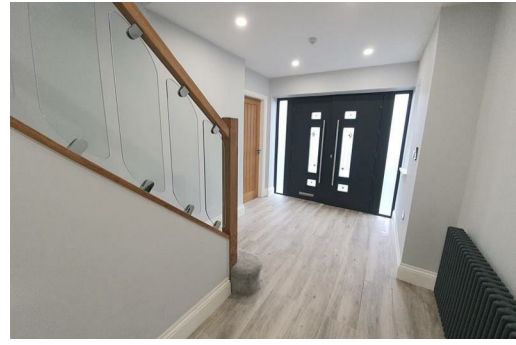
Bedroom Five  
25'9" x 11'10"

Shower Room/WC  
10'11" x 9'2"

Integral Garage  
7'10" x 13'6"







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

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England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	(92 plus) A
Very environmentally friendly - lower CO2 emissions	(81-91) B
Very environmentally friendly - lower CO2 emissions	(69-80) C
Very environmentally friendly - lower CO2 emissions	(55-68) D
Very environmentally friendly - lower CO2 emissions	(39-54) E
Very environmentally friendly - lower CO2 emissions	(21-38) F
Very environmentally friendly - lower CO2 emissions	(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
Very energy efficient - lower running costs	(81-91) B
Very energy efficient - lower running costs	(69-80) C
Very energy efficient - lower running costs	(55-68) D
Very energy efficient - lower running costs	(39-54) E
Very energy efficient - lower running costs	(21-38) F
Very energy efficient - lower running costs	(1-20) G
Not energy efficient - higher running costs	
Current	78
Potential	84

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.

