



32 Westwood Road
Heald Green SK8 3JW
Offers Over £465,000





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Offered for sale with the benefit of having no onward chain involved, this greatly extended semi-detached residence stands on a wide garden plot, close to the amenities of Heald Green Village. There are popular schools for all age groups nearby, as are excellent transport network connections.

The property is entered via a porch which leads to a reception hallway. The house offers impressive open-plan living space, with a dining room which opens into a lounge/family area with two roof windows and patio doors that lead onto the garden. There is a recently refitted kitchen which features integrated appliances which include a dishwasher, washer/dryer, oven, microwave and a gas hob. A shower room/WC completes the ground floor.

Upstairs is a split landing leading to the five bedrooms and a family shower room/WC.

A large driveway provides off road parking space, with garden area alongside and access to a large garage which provides additional storage space. To the rear is an enclosed garden of a good size, with seating areas, a central lawn and raised decorative borders.

The property has benefited from significant improvements over the last 5 years which include the renewal of the roof covering, new double glazing and a replacement gas central heating boiler.

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

- Five Bedrooms
- Two Bathrooms
- Extended Accommodation
- Stylish Modern Fitted Kitchen
- Open-plan Lounge/Dining/Family Room
- Gas Central Heating
- PVCU Double Glazing
- Recently Renewed Roof Coverings
- Driveway & Garage
- No Onward Chain

Tenure: Freehold
Council Tax: SMBC D

Entrance Porch

Entrance Hallway

Lounge
19'7" max x 18'1" max
Opens to:

Dining Room
16'2" into bay x 11'3"

Kitchen
22'5" x 9'3"

Downstairs Shower Room/WC
9'3" x 4'4"

First Floor Landing

Bedroom One
15'7" into bay x 11'6"

Bedroom Two
11'6" x 9'8"

Bedroom Three
9'10" x 9'5"

Bedroom Four
9'7" x 9'5"

Bedroom Five
7'1" x 6'6"

Shower Room/WC
8'3" x 5'4"

Externally

Garden area to the front with generous off road parking space.
Enclosed garden to the rear with seating areas, lawn and raised borders.

Garage

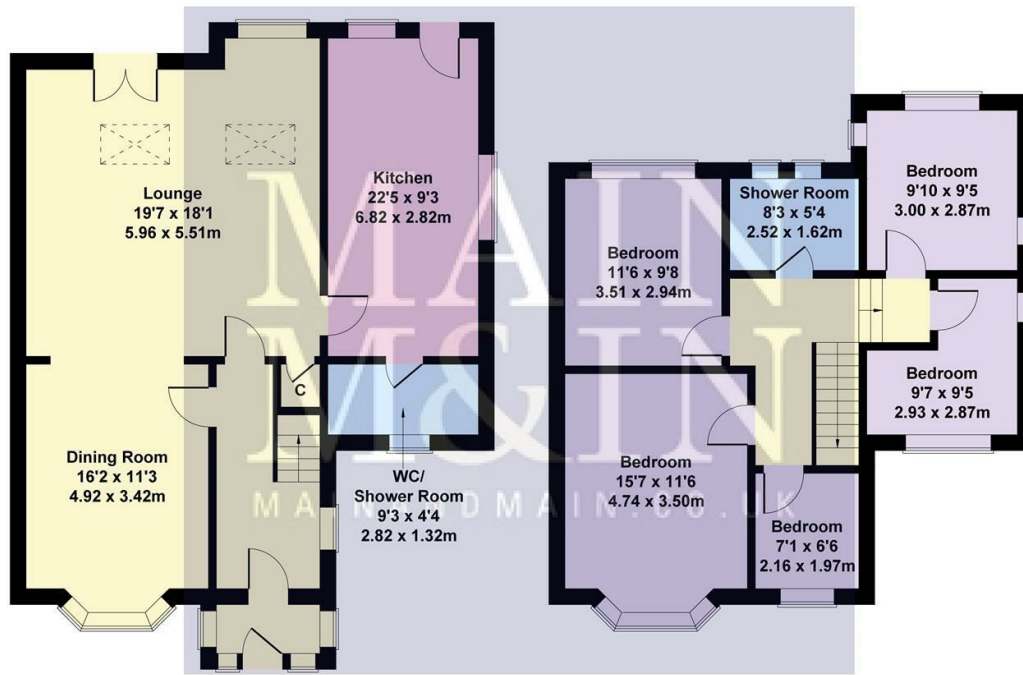
18'2" x 13'10" red to 9'2"





Westwood Road

Approximate Gross Internal Area
1518 sq ft - 141 sq m



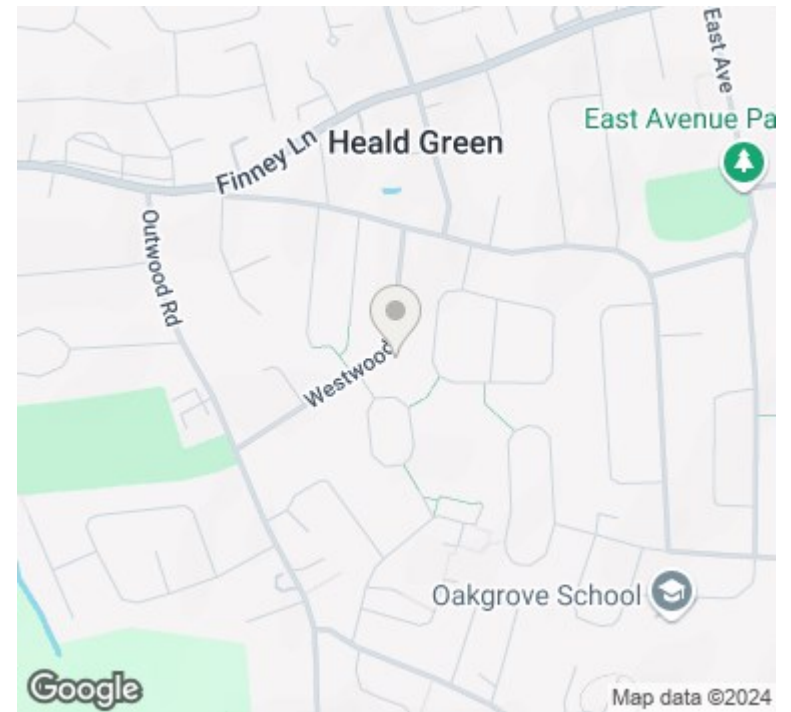
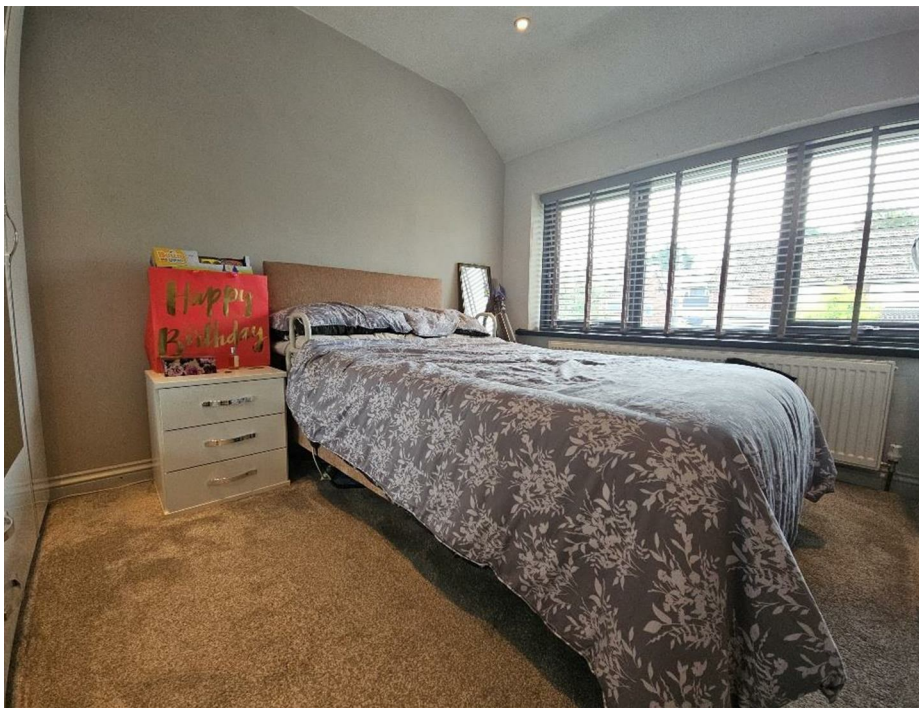
GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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To view this property call Main & Main on 0161 437 1338



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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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | | (92 plus) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (69-80) C |
| (55-68) D | | | (55-68) D |
| (39-54) E | | | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions |
| | | 81 | |
| | 69 | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales |
| | | | EU Directive 2002/91/EC |

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Lettings (1st Floor) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666

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Company Registration No. 5615498