



11 Clifton Drive
Heald Green SK8 3UF
O.I.R.O £585,000



MAINANDMAIN.CO.UK



11 Clifton Drive Heald Green SK8 3UF

O.I.R.O £585,000

This immaculate detached residence has been significantly extended and offers spacious, versatile accommodation which will be certain to impress.

An entrance hallway leads through to a spacious sitting room which features a wood burning stove and sliding double-glazed doors to the garden. There are two further rooms which could be used as bedrooms or as a further reception room and a study. The hub of the house is a superb open-plan living/dining kitchen which leads on to a large conservatory which overlooks the garden. A stylish shower room with walk-in shower and WC completes the ground floor.

An attractive bespoke American Oak staircase leads to the landing which gives access to two further double bedrooms and a separate WC. The showpiece is a principal bedroom which is of particularly generous proportions, with a pleasant dual aspect, comprehensive fitted wardrobes and a large en-suite bathroom/WC.

The property stands behind a smart block-paved driveway which provides off road parking space, with garden area alongside. To the rear of the property is a large garden with numerous seating areas, central lawn and attractive, well-stocked borders. There are two spacious timber-built storage rooms.

This property stands on a well-regarded residential road, close to amenities, transport networks and schools for all ages.

An internal viewing is essential in order to fully appreciate the size and high standard of accommodation on offer.

- Five Bedrooms
- Three Bathrooms
- Versatile Accommodation
- Open-plan Living/Dining Kitchen
- Large Separate Sitting Room
- Conservatory
- Large Principal Bedroom Suite
- Driveway
- Attractive Landscaped Gardens
- Viewing Essential

Entrance Hallway

Sitting Room
18'7" x 13'0"

Dining Room
20'10" x 12'11"
Open to:

Kitchen
9'11" x 10'2"

Conservatory
18'5" x 9'4"

Shower Room/WC
13'5" x 5'3"

Bedroom Four/Reception Room
12'5" x 10'4"

Bedroom Five/Study
12'10" red to 10'7" x 7'1"

First Floor Landing

Bedroom One
20'4" max x 16'10" max
Measurements incorporate the En-Suite

En-suite Bathroom
9'11" x 6'1"

Bedroom Two
14'7" x 10'5"

Bedroom Three
10'7" x 9'11"

Separate WC
5'6" x 5'0"

Externally

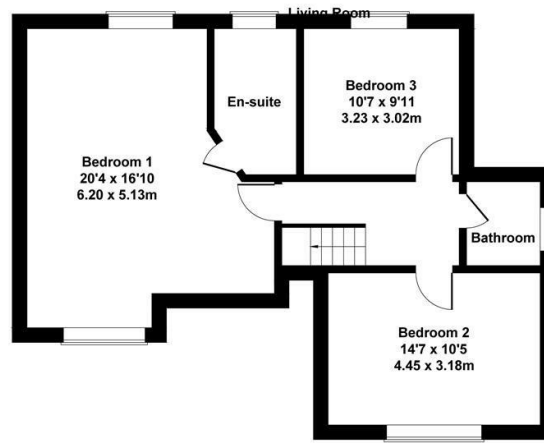
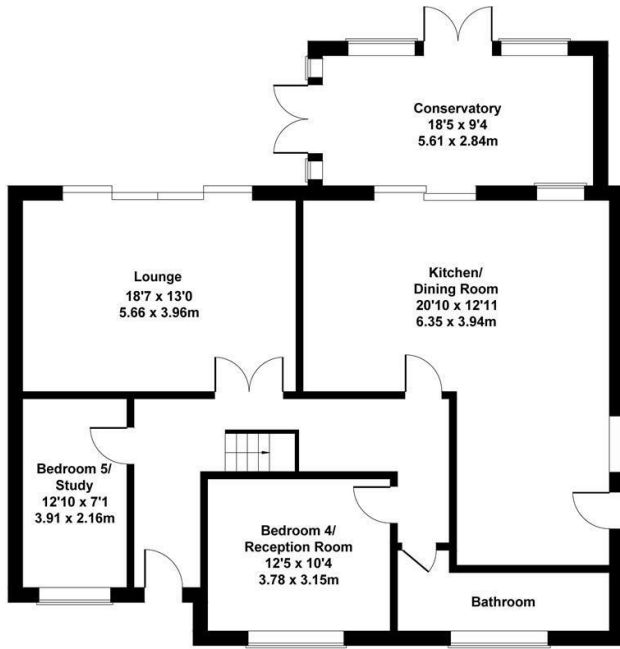
Driveway to front with garden area alongside.
Enclosed rear garden with seating areas, lawn and decorative borders.
Two large timber-built storage rooms.



Tenure: Freehold
Council Tax: Stockport E



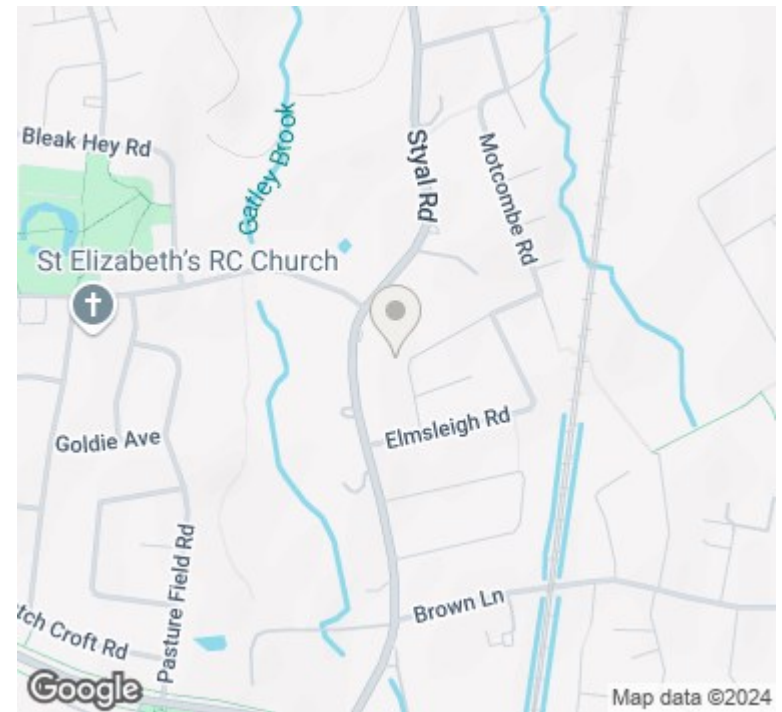
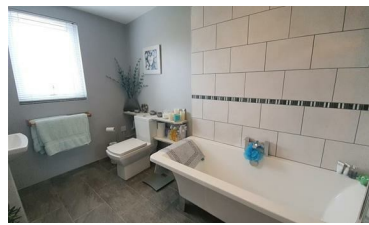
Cliffton Drive
 Approximate Gross Internal Area
 1981 sq ft - 184 sq m



Not to Scale. Produced by The Plan Portal 2023
 For Illustrative Purposes Only.



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.

mainandmain.co.uk

Energy Efficiency Rating		Current	Potential	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			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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



Company Registration No. 5615498