



Holly Cottage 34 Daisy Bank Lane  
Heald Green SK8 3UB  
O.I.R.O £499,950



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# Daisy Bank Lane

## Heald Green SK8 3UB

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A Substantial Four Bedroom, Three Bathroom Extended Cottage in immaculate condition and having open farmland at the rear (greenbelt). FREEHOLD

Situated on the old Styal Road (now Daisybank Lane), this property lies at the end of the road. Over recent years, it has been extended and provides excellent cosy accommodation throughout. Outside are private enclosed gardens with space for not only 3-4 cars but also caravan space. The gardens have been designed for ease of maintenance and include a large garage, music room with bar area and separate gym with separate wash rooms. The owners have recently acquired a strip of land at the rear which gives the plot more depth.

The property is close to the village, station and within a couple of miles of Manchester Airport and the M56/M60 Motorways. Access to the bypass is within a mile.

Make no mistake this cottage provides a rare opportunity to acquire a quality property renovated regardless of cost.

- Four Bedrooms
- Three Bathrooms
- Gas Central Heating
- PVCU Double Glazing
- Luxury Kitchen/Dining Area
- Private Gardens
- Fields to Rear
- Freehold
- NO ONWARD CHAIN

Tenure: Freehold  
Council Tax: SMBC D

Lounge  
16'3 x 12'2  
Electric fire with surround, step down to :

Dining Area  
11'8 x 8'8  
Opening to

Open Plan Kitchen  
16'6 max x 16'37 max  
Cottage style Kitchen comprising : Tiled splashback, Oak worktops, work top lighting, Belfast sink, Boiler water tap, Under floor heating fitted appliances comprising : Range cooker, extractor hood, dishwasher.

Utility room  
8'18 x 6'46  
Wall mounted combi boiler, plumbing for washing machine, Stable door to the rear

Shower Room  
5'95 x 3'1  
1st Floor Landing  
Feature window, loft access.

Bedroom One  
16'72 x 9'66  
Circular feature window

En-suite shower room/WC  
6'32 x 5'93

Bedroom Two  
12'19 x 9'79

Bedroom Three  
9'58 x 9'00

Bedroom Four / Study  
12'29 x 6'35  
Loft Access

Family Bathroom/WC  
11'17 x 5'82  
Full suite comprising: Shower Unit, Bath, Pedestal wash basin, Heated Towel rail, W/C

Music Room/ Bar Area  
19'8 x 9'9  
Fully Insulated, 2 Sets of Patio Doors , sink with Hot/cold

Gym  
9'3 x 7'4

Wash Room  
7'4 x 4'2

Gardens  
Fencing paths, flower beds., Block paved driveway, detached garage 17'8 x 12'10, garden shed to rear

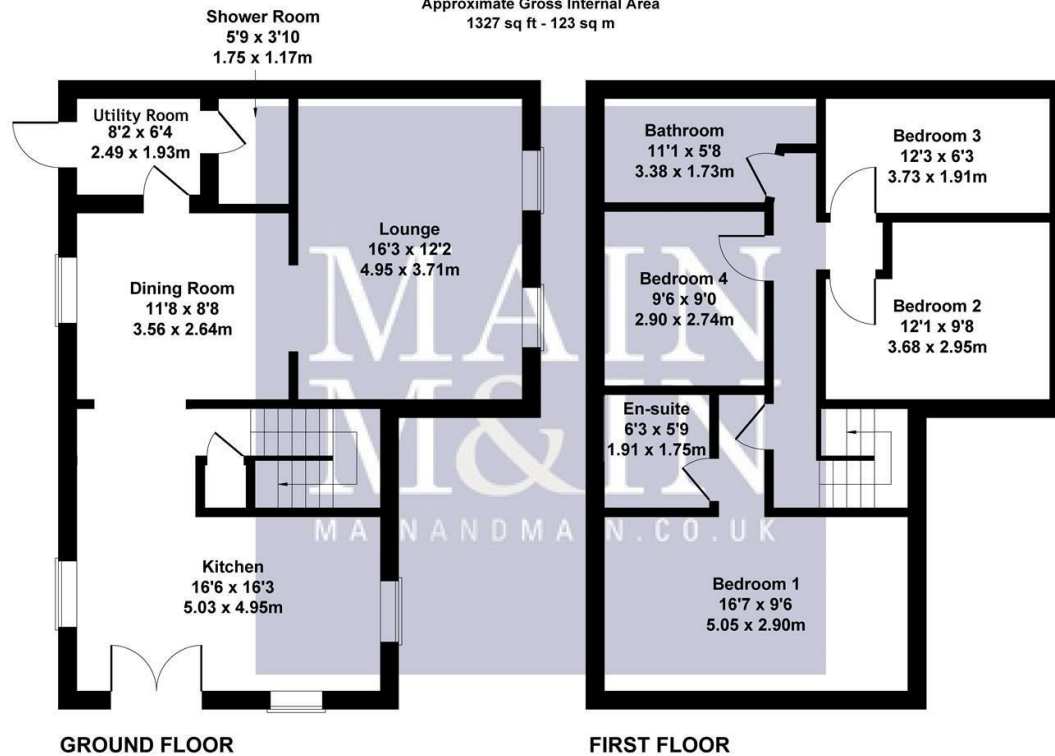
N.B  
Limited right of way at rear for emptying of bins ect.



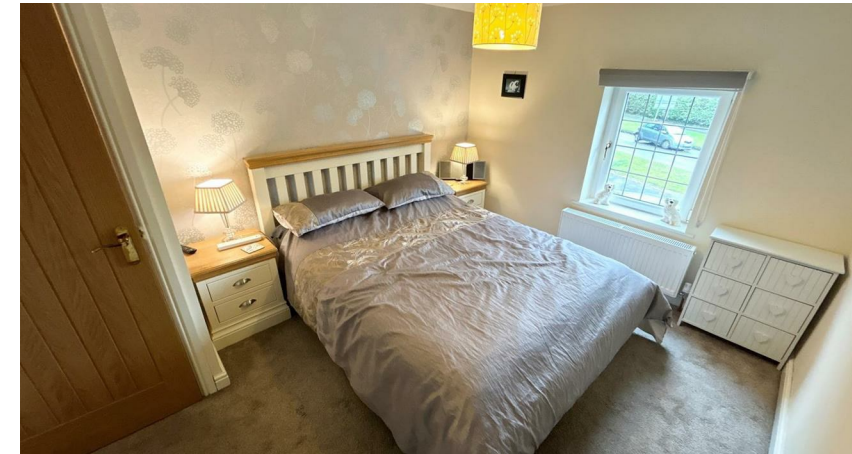


### Holly Cottage

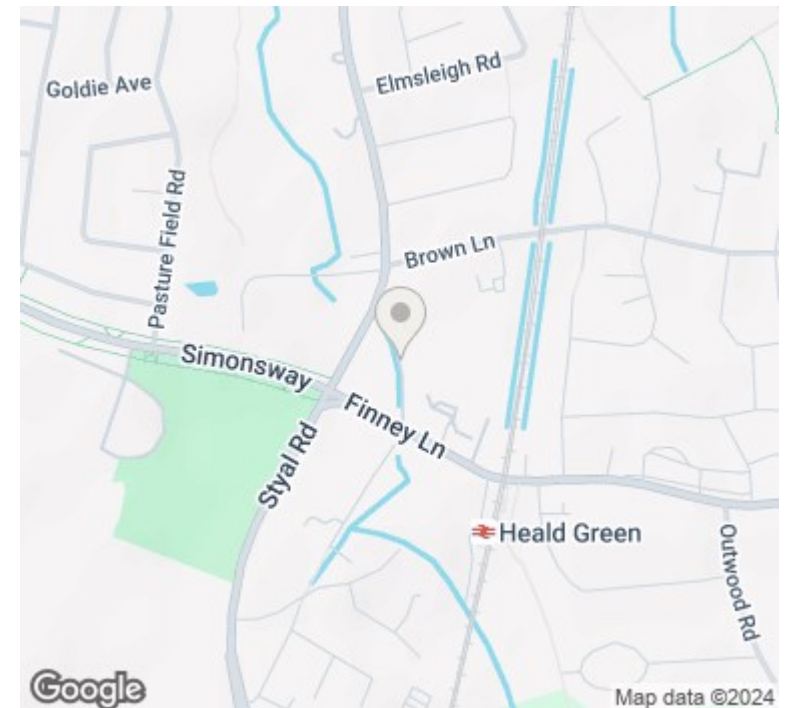
Approximate Gross Internal Area  
1327 sq ft - 123 sq m



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.

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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