



# 3 The Hollows Heald Green SK8 3UT

A Stunning Modern Detached Home with High-End Features.

Welcome to this exceptional detached residence, recently transformed through comprehensive modernization into a truly stunning home. From the moment you step inside, you'll be captivated by the elegant design and luxurious finishes.

Key Features:

Entrance & Reception: A grand reception hallway with a vaulted ceiling sets the tone for the rest of the home, leading to a spacious living room and adjoining dining area.

Gourmet Kitchen: The state-of-the-art kitchen boasts high-specification integrated appliances, including a large central island, boiling water tap, and waste disposal system, perfect for culinary enthusiasts.

Ground Floor Accommodation: The ground floor includes a generously sized bedroom with fitted wardrobes and a media unit, plus a luxurious shower room/WC.

First Floor: A stylish turning staircase leads to a galleried landing. The first floor offers a well-proportioned front bedroom with fitted wardrobes, a rear bedroom (also with fitted wardrobes), and a versatile study that could be easily converted into a fourth bedroom.

Family Bathroom: A modern family bathroom features a contemporary white suite, complementing the high standards found throughout the property.

Exterior: Accessed through electric gates, the property includes a driveway with a detached garage. The surrounding lawned gardens offer a private and tranquil setting.

Location: Ideally situated for easy access to local amenities, transport networks, and schools for all age groups.

An exciting opportunity awaits with planning permission already approved to extend the property, including a spacious master bedroom suite with a luxurious walk-in wardrobe and en-suite, transforming the home into a 5-bedroom property. See Stockport Council Planning Portal ref: DC/084667.

Additionally, there is an option to purchase the existing furniture at a discounted rate, making this a true turnkey property, ready for immediate occupancy.

Tenure: Freehold Council Tax: SMBC F

# Offers Over £600,000

- · Stunning Detached Residence
- · Four/Three Bedrooms
- · Two Luxury Bathrooms
- · Spacious Living Room
- · Separate Dining Room
- · Large High-Specification Kitchen
- · Immaculate Throughout
- · Electric Gated Driveway
- · Detached Garage

#### Reception Hallway

19'11" max x 16'6" red to 9'11"

With vaulted ceiling, turning staircase and roof window. Two storage rooms.

#### Living Room

19'11" x 14'11"

Sliding internal doors to:

#### Dining Room

8'7" x 12'0"

#### Dining Kitchen

10'4" x 22'2"

#### Shower Room/WC

7'6" x 5'3"

#### Bedroom One

11'10" x 12'0" red 10'0"

#### Galleried First Floor Landing

#### Bedroom Two

11'10" max x 12'0"

#### Bedroom Three

6'11" x 10'9"

### Study/Potential Bedroom Four

7'5" max red to 5'2" x 11'0" Some restricted head height.

#### Bathroom

6'10" x 7'5"

#### Externally

Electric gates open to the driveway which leads to a detached garage.







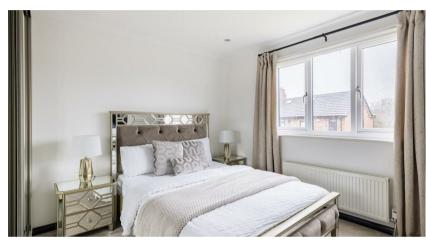


## The Hollows



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



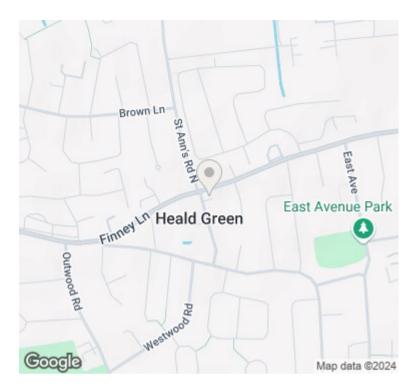












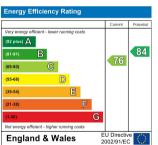
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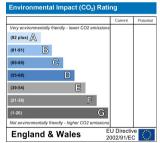
NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

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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