



175 Styal Road
Heald Green SK8 3TX
£535,000

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£535,000

Standing on a generous garden plot of approximately a third of an acre, this traditional extended detached bungalow represents a superb opportunity to acquire a spacious home which has significant potential for further updating and extension (STP), if desired.

The property stands behind a garden area and a large driveway which provides off road parking space. Gates to the side of the property lead on to a further driveway area and a large detached garage.

An entrance hallway leads to a spacious open-plan lounge with feature fireplace, bay window to the front and glazed doors leading out to the garden. Glazed internal doors lead to the dining room and there is a fitted kitchen to the rear.

The bedrooms are located to the opposite side of the property, accessed via a hallway with picture window overlooking the garden, with a window seat. The principal bedroom enjoys a dual aspect and it has a shower cubicle installed. There are two further double bedrooms, a family bathroom, a shower room and a separate WC.

The expansive rear garden is also certain to impress, with a seating area alongside the house leading on to a large lawned section with central water feature and a greenhouse. The garden is well-stocked with an attractive selection of established trees, shrubs and borders.

These homes are always highly sought-after, especially when featuring such a large garden. The property is well-placed for access to amenities and schools, with excellent transport links also nearby.

- Extended Detached Bungalow
- Large 0.32 Acre Garden Plot
- Three Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Separate WC
- Driveway
- Large Detached Garage
- Superb Gardens
- Sought-after Location

Entrance Hallway
15'4" x 4'8"

Lounge
27'4" into bay x 11'10"

Dining Room
13'7" x 9'4"

Kitchen
10'7" x 9'4"

Rear Hallway

Bedroom One
14'0" into bay x 13'10"
With shower enclosure and wash basin.

Bedroom Two
11'3" x 9'11"

Bedroom Three
8'4" x 9'11"

Bathroom
6'0" x 6'0"

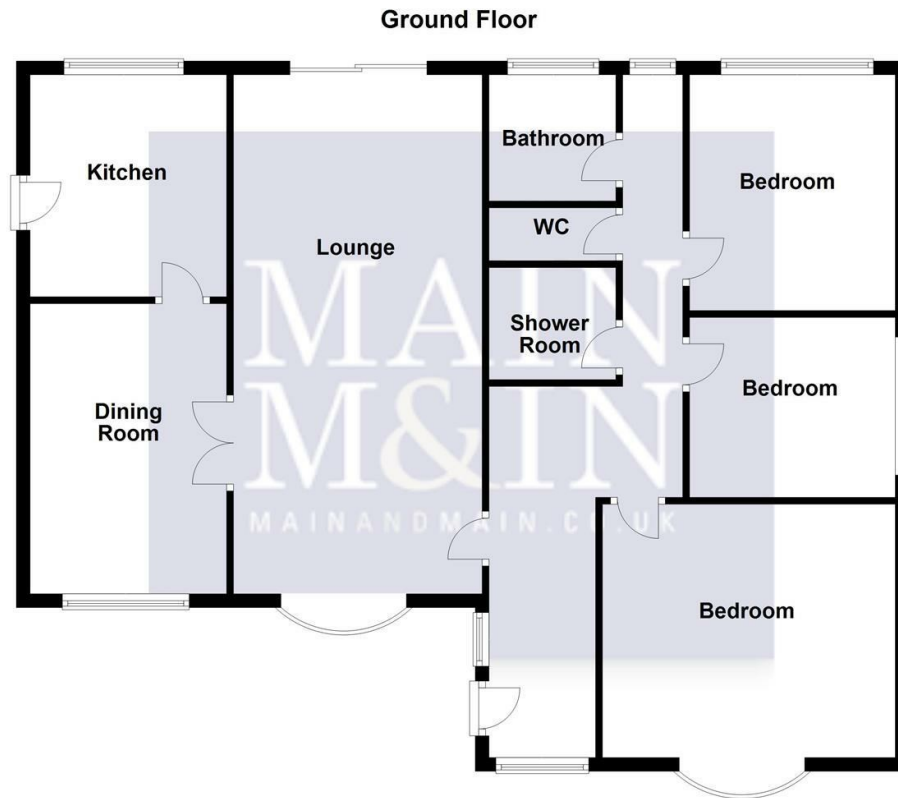
Shower Room
5'3" max x 5'2" max

Separate WC

Externally
Garden to the front with a wide driveway leading to timber gates. Further space alongside the property leading to:
Detached Garage (29'6" max x 13'7")
Large enclosed garden to the rear with seating area, lawns, decorative borders and pond.



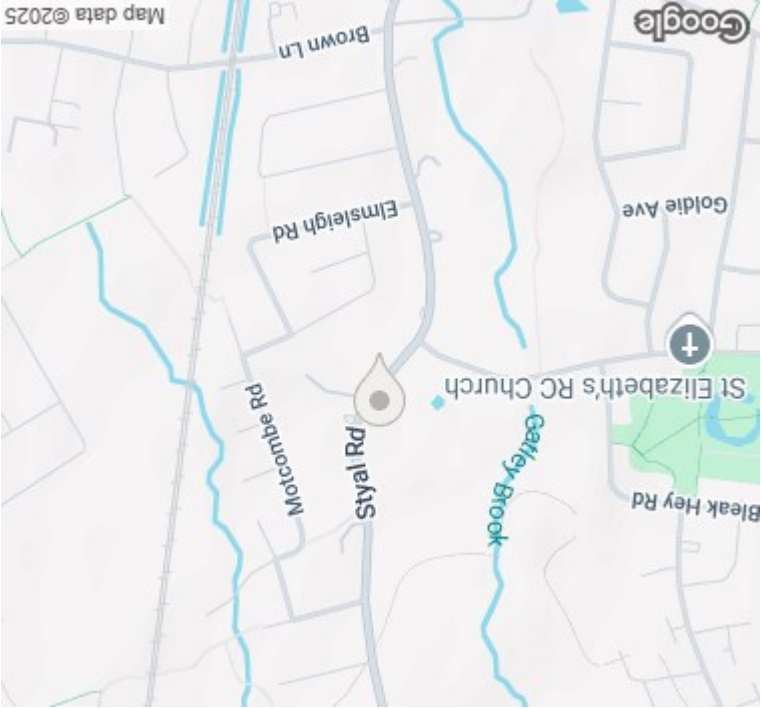
Tenure: Freehold
Council Tax: Stockport F



For illustration purposes only, not to scale.
Plan produced using PlanUp.



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	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very energy efficient - lower running costs	Very energy efficient - lower running costs
(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 environmentally friendly - higher CO2 emissions	Not environmentally friendly - higher CO2 emissions
Current	Potential
59	42
Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very environmentally friendly - lower CO2 emissions	Very environmentally friendly - lower CO2 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
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