



193 Wilmslow Road
Heald Green SK8 3BQ
£375,000

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£375,000

Offered for sale solely, or potentially with the adjoining house, this extended semi-detached property is presented to an exceptional standard throughout, with many period features retained.

An entrance hallway with original coving and corbel leads to an attractive sitting room, with square bay to the front. The heart of the house is an impressive living room with feature fireplace with inset gas fire. The room opens on to an extended dining room with bi-folding doors and a ceiling lantern. This area opens to a beautifully-appointed luxury kitchen with granite worktops, Belfast sink and a range of integrated appliances.

To the first floor, a landing gives access to the bedrooms, both of which have decorative period style fireplaces. The large double room which spans the front of the property could potentially be split to form two rooms. There is a second well-proportioned double bedroom and a stylish bathroom with a freestanding bath and separate shower enclosure completes the accommodation.

The house stands behind a garden area with a driveway providing off road parking space. A pedestrian gate leads alongside the house to a rear garden area which features a paved seating area. Presently, the garden area is open to the garden of the adjoining property (#195). If the properties are sold separately, the boundary will be re-instated.

This is a most attractive home. If purchased along with the neighbouring property, a variety of options will be available to a new owner, including the potential to combine the houses or to adapt them to suit multi-generational living. An early viewing is advised.

Tenure: Freehold
Council Tax: Stockport C

- Gas Central Heating
- PVCU Double Glazing
- Two Reception Rooms
- Extended Accommodation
- Stunning Luxury Kitchen
- Two Double Bedrooms
- Stylish Refitted Bathroom
- Driveway
- Garden
- Viewing Essential

Entrance Hallway

Sitting Room

11'1" x 14'0" into bay red to 11'8"

Living Room

12'1" max x 13'10" max

Open to:

Kitchen

8'0" x 10'8" max

Open to:

Dining Area

11'7" x 6'6"

First Floor Landing

Bedroom One

13'2" to fitted robes x 11'7"

Bedroom Two

9'11" max x 13'10"

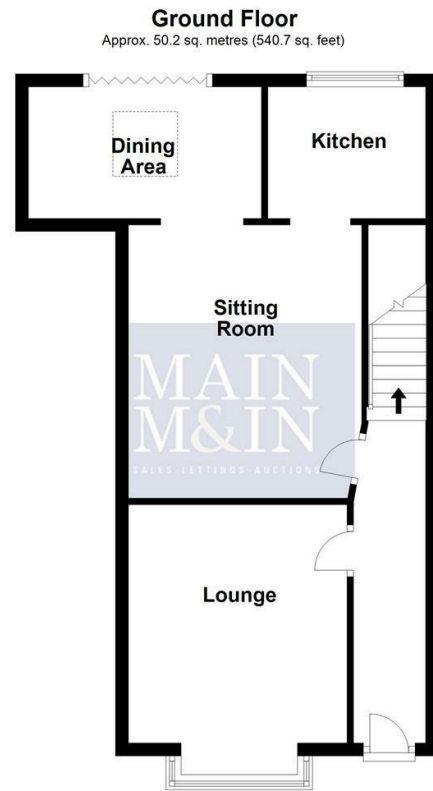
Bathroom

8'1" x 8'9"

Externally

Special Note

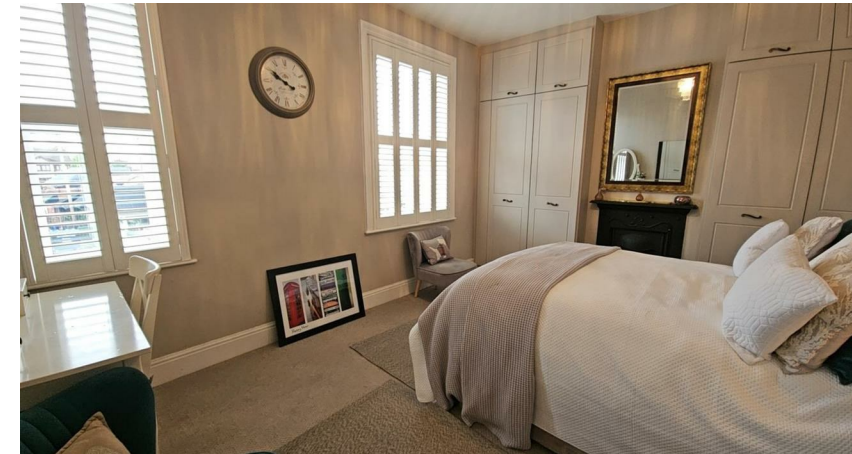
The owner of this property is an employee of Main & Main Estate Agents.



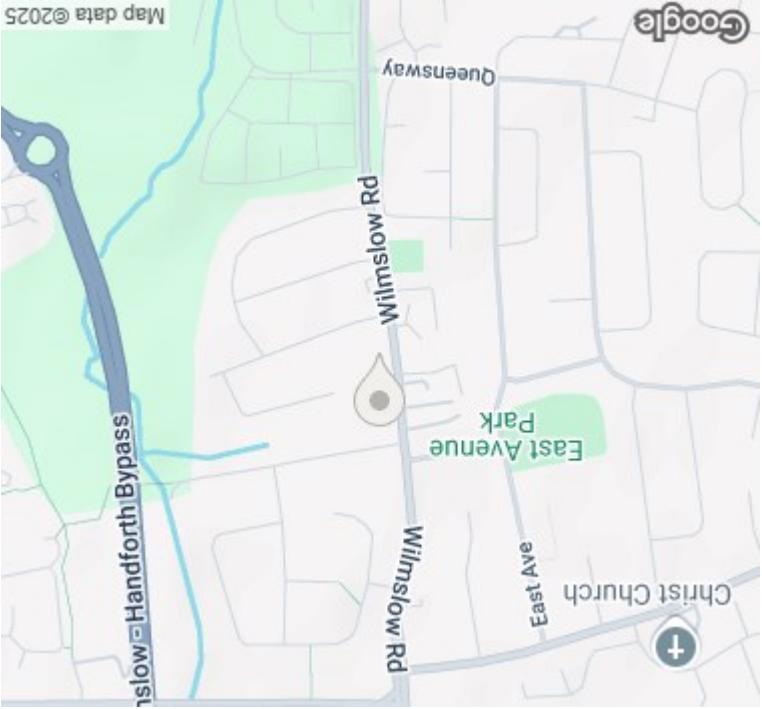
For Illustration Purposes Only. Not To Scale
Plan produced using PlanUp.

193 Wilmslow Road, Heald Green

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



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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.

Energy Efficiency Rating	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very energy efficient - lower running costs	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
(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 CO2 emissions
Current	Potential
83	64

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