



123 Wilmslow Road  
Heald Green SK8 3BE  
£250,000

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# 123 Wilmslow Road

## Heald Green SK8 3BE

£250,000

This beautifully-presented period cottage is well-placed for access to amenities and transport links.

The accommodation is full of character, with a welcoming ambiance and stylish decor. An entrance porch leads in to a well-proportioned living room, with a decorative feature fireplace creating a focal point.

To the rear of the property is an impressive modern fitted dining kitchen, with central island and a feature exposed brick pillar. There are recently-installed bi-folding doors across the rear, leading out to an attractive garden. The kitchen features plentiful storage, with a range of integrated appliances. A useful downstairs WC completes the ground floor.

Upstairs are two bedrooms and a bathroom which is fitted with a white bathroom suite, with shower above the bath.

The house stands behind a small garden area, whilst to the rear is a generous garden which features a seating area, lawned sections and decorative borders. Towards the end of the garden is a detached timber garden workshop/store, with power.

The property forms part of a popular residential area, well-placed for access to plentiful amenities and excellent transport networks.

An early viewing is strongly advised.

Tenure: Freehold  
Council Tax: Stockport B

- Gas Central Heating
- PVCU Double Glazing
- Two Bedrooms
- Spacious Living Room
- Stylish Contemporary Dining Kitchen
- Bi-folding Doors to Garden
- Downstairs WC
- Garden with seating area and lawns
- Detached Garden Workshop
- Convenient Location

Entrance Porch

Living Room  
13'5 x 11'11

Dining Kitchen  
13'5 max x 10'4

Downstairs WC

First Floor Landing

Bedroom One  
13'4 red to 11'9 x 8'5 plus 3'5 into doorway

Bedroom Two  
10'5 x 7'2

Bathroom  
10'2 max x 5'9 max

Externally  
Garden to the rear with seating area, lawned section, decorative borders.  
Access gates to the side.

Garden Workshop/Store  
9'4 x 7'6  
Main room with power.  
Separate storage room.



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





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| Energy Efficiency Rating                    |           |
|---|-----------|
| Very energy efficient - lower running costs |           |
|   |           |
| Not energy efficient - higher running costs |           |
| Current                                     | Potential |

| Environmental impact (CO <sub>2</sub> ) Rating |           |
|--|-----------|
| Current  | Potential |

| Scenario   | Current (Gt) | Potential (Gt) |
|--|--------------|----------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions (32 plans) | 18.1         | 12.1           |
| Very environmentally friendly - higher CO <sub>2</sub> emissions (12-13n)  | 18.1         | 18.1           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions (1-2n)     | 18.1         | 21.2           |

England & Wales

EU Directive 2002/91/EC

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Tenure - To be confirmed with a solicitor at point of sale.

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.

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 to the asking price stated

