



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

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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.

- 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.

Tenure: Freehold
Council Tax: Stockport B



Ground Floor

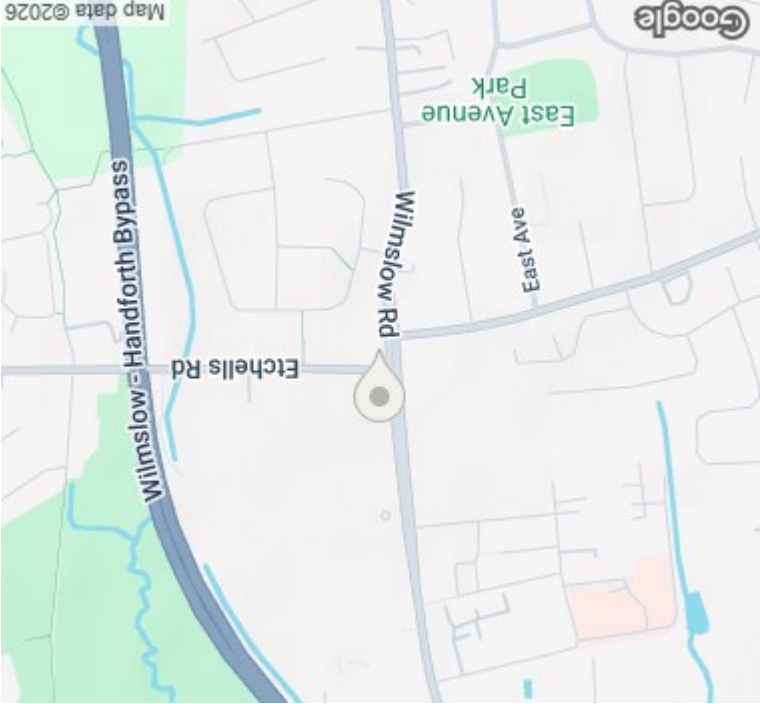


First Floor



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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.

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

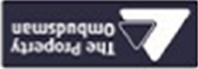
Energy Efficiency Rating	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	79
Potential	

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current	
Potential	

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