



Lawrence Copeland
town & city centre



FOR SALE

4 Motcombe Grove, Heald Green, Cheadle SK8 3TL

PRICE: £650,000 * furnishings & light fittings available by separate negotiation

Standing in beautifully maintained grounds, extending to approximately 0.19 of an acre, this superbly presented, detached dormer bungalow residence was built in 1929. In more recent years, the property has undergone a major scheme of refurbishment, both internally and externally, and now provides immaculately appointed accommodation of just under 1,700 sq ft offering flexibility to families or even a retired couple. The property has a combi gas central heating boiler system, uPVC double glazing and an alarm system. Tastefully and brightly appointed accommodation throughout.

The property lies within half a mile of Heald Green and Gatley Villages with all amenities available. Regular train services to Manchester City Centre and surrounding areas. The area is well served by both educational and recreational facilities and has excellent motorway network links via the M56 and M60 and the property is 10 minutes' drive from Manchester International Airport.

A truly beautiful property, maintained to an exceptionally high standard throughout. Viewing an experience.

ACCOMMODATION

GROUND FLOOR:

Enclosed Entrance Porch with uPVC double glazed leaded double front door, light point and ceramic tiled floor.

Imposing Reception Entrance Hall in two sections measuring 12 ft 10 x 8 ft 5 (3.91m x 2.57m) plus 12 ft x 3 ft 10 (3.66m x 1.17m) with uPVC double glazed front door, meter cupboard, double panel central heating radiator, ceramic tiled floor, LED downlighters, cornices, feature staircase to the loft conversion.

Magnificent Lounge/Dining Room (rear) measuring 24 ft 5 into bay window x 12 ft 9 (7.44m x 3.89m) with uPVC double glazed bay window with French doors to garden, side uPVC double glazed window, LED downlighters, cornices, two double panel central heating radiators, display hole in the wall inset.

Fabulous refurbished Dining Kitchen (rear) measuring 22 ft 3 x 11 ft 3 (6.78m x 3.43m) with side and rear uPVC double glazed windows, uPVC double glazed door to the Conservatory/Utility Room, Karndean floor covering, high specification fitted units with white high gloss doors, granite worktops and splashbacks incorporating a range of wall and base cupboards, under pelmet LED lighting, fitted sideboard with cupboard and drawers, divider return, integral fridge, pull out larder cupboard, NEFF combination microwave oven, split level double oven, stainless steel extractor hood with light, granite splashback to Samsung ceramic hob, drawer pack below, Hotpoint integral dishwasher, stainless steel sink with granite drainer, corner base cupboards, housed Vaillant combi gas central heating boiler system.

Utility Room/Conservatory (rear) measuring 11 ft 10 x 7 ft 7 (3.61m x 2.31m) with uPVC double glazed back door, uPVC construction and double glazed windows, skylight ceiling, Karndean floor covering, French doors to the garden, recess for fridge/freezer, white high gloss doors to wall and base cupboards and tall cupboard, granite effect worktop, space and plumbing for washing machine, space for dryer.

Master Bedroom One (front) measuring 16 ft 7 into wardrobes x 13 ft 6 into bay window (5.05m x 4.11m) with uPVC double glazed bay window, two side uPVC double glazed windows, contemporary grey fitted furniture comprising three double wardrobes, bedside cabinets, fitted chest of drawers, LED downlighters, picture rail, cornices.

Bedroom Two/Alternative Separate Dining Room (front) measuring 14 ft 5 into bay window x 9 ft 11 (4.39m x 3.02m) with uPVC double glazed bay window, LED downlighters, single panel central heating radiator.

Bedroom Three/Alternative Sitting Room (front) measuring 11 ft 10 x 10 ft 1 into bay window (3.61m x 3.07m) with uPVC double glazed bay window, LED downlighters, cornices, single panel central heating radiator.

ACCOMMODATION (continued ...)

Luxury refurbished Bathroom/WC combined (rear) measuring 8 ft 2 x 7 ft 10 (2.49m x 2.39m) with two uPVC double glazed windows, feature porcelain ceramic tiled walls and floor, high specification jacuzzi suite comprising pedestal wash hand basin with waterfall chrome tap, low level WC, roll edge floor mounted bath with waterfall tap, vanity cabinet, feature mirror, fan, panelled ceiling, fixed glazed double shower cubicle with monsoon shower head and flexible hose, chrome ladder radiator.

FIRST FLOOR:

Loft conversion comprising **Study Area** measuring 16 ft 8 x 11 ft 6 (5.08m x 3.51m) including open galleried stairwell, rear uPVC double glazed dormer window, eaves storage cupboards and door to **Loft Room Two (rear)** measuring 11 ft 4 x 8 ft 3 (3.45m x 2.51m) with uPVC double glazed dormer window, eaves storage cupboards, double panel central heating radiator and double doors to **walk in wardrobe/store** with sloping eaves measuring 11 ft 4 x 5 ft 11 (3.45m x 1.80m).

Note: the property has chrome light switches and plug sockets throughout the property.

OUTSIDE:

To the front of the house is a pristine tarmacadam L shaped **driveway**, attractively surfaced with block edging and providing ample parking facilities for several cars including turning points. Beech hedging to the front, fencing to the right and hedging to the left flanking down the right hand side gable of the property to a substantial detached brick garage with attached workshop.

The **garage area** measures 15 ft 1 x 10 ft 1 (4.60m x 3.07m) with electronically operated up and over door, power and lighting.

Side gates to both sides of the house provide access to a stunning, beautifully manicured, landscaped, south facing **rear garden** with rolling lawn, flanked to the left hand side by colourful herbaceous borders, large patio area, attractive paving, crazy paved patio, awning seat, private boundaries, courtesy lighting, dawn to dusk lighting and sensor flood lighting, outside timber shed.

Potting shed to the rear of the garage measuring 10 ft 1 x 8 ft 1 (3.07m x 2.46m) with its own side door, uPVC double glazed window, quarry tiled floor, power and lighting.

Also, to the rear garden, there is an outside **workshop/office** measuring 14 ft x 10 ft 5 (4.27m x 3.18m), carpeted with power and lighting, beamed ceiling, uPVC double glazed window, ideal for those who may wish to work from home but also ideal for storage or a hobby room.

Tenure

We are advised by the vendor the property is believed to be **FREEHOLD, free from chief rent**. Depending on the Leasehold /Freehold title any current Ground/Chief Rent, if applicable, together with current service charge details are to be confirmed by the Vendors solicitor (but are available on request from our office at any time).

Local Authority is Stockport Borough Council
Council Tax Band: F

Directions

Travelling along Kingsway (A34) from Manchester, on reaching the traffic light junction at Gatley Road, turn right and proceed for approximately half a mile eventually turning left into Park Road which then becomes Styal Road and continue for approximately half a mile, turning left at Yew Tree Grove in the direction of Gatley golf club and then turn first right into Motcombe Grove where the property can be found on the right hand side.

To View please telephone our office for an appointment.

Note: The condition of the system and/or appliances is not known.

Fixtures and Fittings

All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Furnishings & light fittings are available by separate negotiation.

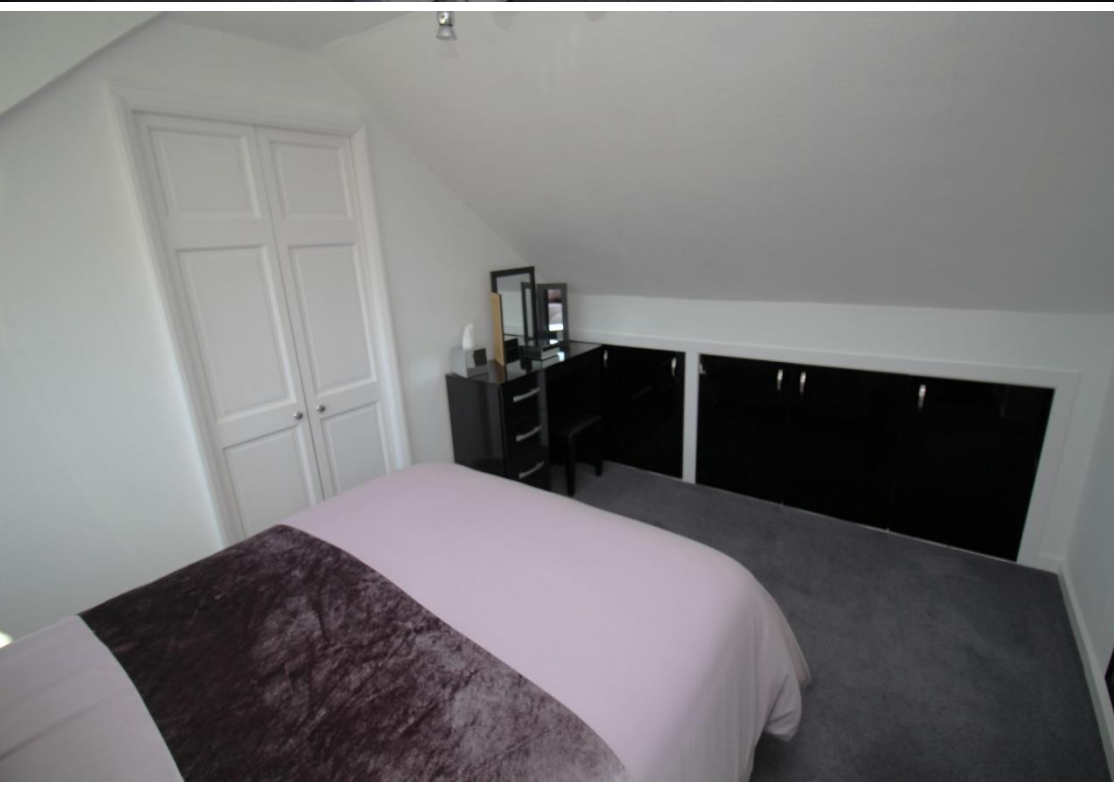
Photographs

Photographs are reproduced for general information, and it must not be inferred that any item is included for sale with the property.

D0225









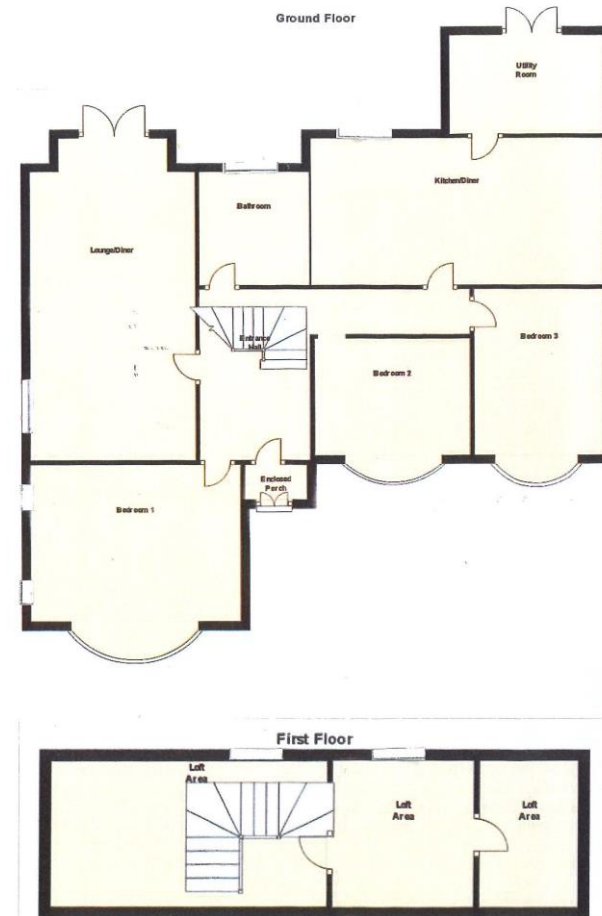
ENERGY PERFORMANCE CERTIFICATE

4 Motcombe Grove Heald Green CHEADLE SK8 3TL		Energy rating D
Valid until 1 March 2035	Certificate number 0222-1201-0205-4341-1700	

Property type: Detached house
Total floor area: 143 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN



Please note these sales particulars are thought to be materially correct although their accuracy is not guaranteed and they do not form part of any contract.

Proprietor Elbonmill Ltd. incorporated in England on 30th November 1972 No. 01084480. Registered Office: 9 The White House, Suffolk Road, Altrincham, Cheshire, WA14 4QX Directors: L.G. Copeland FRICS FNAEA E. Copeland D. Copeland

Imperial Court, 2 Exchange Quay, Salford Quays M5 3EB

Tel: 0161 834 1010

Email: reception@lawrencecopeland.com

Visit www.lawrencecopeland.com to view our latest properties