

# *Callaghans*

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**40 Rosslyn Road,**  
**Heald Green, SK8 3DJ**



**£499,950**

**Extended Semi Detached**  
**Stylish Dining Kitchen**  
**Two Lounges**  
**Large Garden**  
**Three bathrooms**  
**Master Suite**

Callaghans Estate Agents  
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**Exceptional double bay-fronted, four-bedroom detached property, with large gardens.**

**Callaghans are delighted to offer for sale this double bay-fronted, extended four-bedroom detached property, located at the head of a peaceful cul-de-sac in a highly sought-after area of Heald Green. Occupying a superb corner plot, the property benefits from a substantial rear garden, making it an ideal family home with generous outdoor space. With a good location it is within easy reach of local amenities, reputable schools, John Lewis, and excellent transport links**

**. Internally, the accommodation is well-proportioned and thoughtfully extended. The welcoming entrance hallway provides access to a convenient downstairs WC. To the front of the property is a comfortable Lounge featuring a charming feature fireplace and bay window, filling the room with natural light.**

**The heart of this property is to the rear the spacious and extended kitchen-diner, fitted with modern units, a central island with breakfast bar, the integrated appliances include an induction hob, oven, and dishwasher. Patio doors open onto a decked area and the impressive rear garden. There is a second generous reception room, accessed from the kitchen, this offers further living space and features bifold doors that also lead out into the rear garden. This creates the ideal space to impress friends and family, creating life long memories of enjoyable occasions, in your Garden, lounge and Kitchen. On the first Floor there are four bedrooms, including a principal bedroom suite with dressing area, fitted wardrobes, and a stylish ensuite shower room. The family bathroom is equally well appointed, featuring a modern suite and contemporary tiling. There are two further doubl bedrooms and a fourth bedroom currently being used as a dressing room.**

**Occupying a corner plot this property enjoys a large rear garden, mainly laid to lawn, with a decked seating area, storage shed, and mature, leafy borders providing privacy, relaxation and play. To the front, a patterned concrete driveway offers ample off-road parking for several vehicles.**

**This impressive home combines space, style, and a prime location, making it an excellent opportunity for families looking to settle in a well-connected, desirable area. Contact Callaghans today to arrange your viewing and see the full potential of this outstanding property.**

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**Front Lounge** 18' 11" x 12' 0" (5.76m x 3.66m)

**Side Lounge** 18' 11" x 12' 11" (5.76m x 3.93m)

**Downstairs Toilet** 3' 7" x 3' 7" (1.1m x 1.1m)

**Kitchen/Diner** 18' 8" x 17' 8" (5.7m x 5.38m)

**Master bedroom** 12' 6" x 11' 7" (3.82m x 3.52m)

**Dressing Room** 6' 0" x 7' 0" (1.84m x 2.13m)

**En-Suite** 7' 0" x 6' 2" (2.13m x 1.88m)

**Bedroom Two** 11' 5" x 9' 10" (3.49m x 3m)

**Bedroom Three** 10' 10" x 9' 0" (3.31m x 2.75m)

**Bedroom Four/Dresser** 6' 11" x 5' 10" (2.1m x 1.77m)

**Family Bathroom**

GROUND FLOOR  
822 sq.ft. (76.3 sq.m.) approx.



1ST FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 1426 sq.ft. (132.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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