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# Houldsworth Gardens, Plot 8 Houldsworth Street, Stockport, SK5 6GE

## £472,500

- Six Exceptional New Builds
- Four Double Bedrooms
- Multiple Bathrooms
- Finished To An Incredible Standard
- 10 Year Warranty Included
- Conservation Area Location
- Luxury Kitchens w/ Quartz Worktops
- High End Appliances
- EV Charging Points

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# Plot 8 Houldsworth Street, Stockport SK5 6GE

Only 2 Remaining!
Welcome to Houldsworth Gardens, a stunning new build development located on Houldsworth Street in the charming area of Reddish, Stockport. These exceptional properties, completed in 2026, offer a modern living experience within a traditional period design.

As you enter, you will find a spacious and tasteful reception room, perfect for both relaxation and entertaining, and as you pass through by the downstairs w/c and utility area you're met by a beautiful kitchen/diner, which boasts views out onto the rear garden through the stunning bi-folding doors.

On the upper floors, the house features four generously sized double bedrooms, ensuring ample space for family and guests, and three well-appointed bathrooms, two of which are En-suite, providing convenience and privacy for all occupants, so this thoughtful layout is ideal for busy families or those who enjoy hosting visitors.

Parking is a breeze with each property benefitting from space for two vehicles, making it easy for you and your guests to come and go as you please, and the new build status of this home means you can enjoy the benefits of modern construction, energy efficiency, and all of the latest amenities.

4 3 1 C

Council Tax Band: New Build







## HOULDSWORTH GARDENS

JC Brennan are boutique home builders renowned for their quality, over many years. The site, for this intimate 6 dwelling scheme, was specifically sourced for them because of its conservative setting opposite to Houldsworth Park and St Elizabeth's Church and adjacent to the bowling club and Houldsworth Business Park and Arts Centre.

The 3 storey homes, eye catching in their design, sit elegantly back from the road. There are 4 double bedrooms, 2 fully tiled ensuites and a principal bathroom, the facilities of which are of the highest quality and are enhanced with underfloor heating. The luxury living kitchens feature quartz worktops and the stylish units are complimented with a superior range of Bosch fitted appliances (integrated dishwasher, fridge freezer, induction hob, oven and microwave). There is also a ground floor WC and utility room.

The homes are efficiently heated by a Vaillant air source heat pump, LVT is fitted to the ground floor and carpeting to all bedrooms, stairs, and landing. There is an alarm system and BT fibre broadband. External features include EV charging points, sliding sash with flush timber casement windows, bifold doors to rear garden and turfed lawn with landscaping and paved patio.

## GROUND FLOOR

Kitchen - 4.18 x 3.60m / 13'8" x 11'9"

Cloaks - 1.24 x 1.66m / 4'0" x 5'5"

Utility - 1.65 x 2.73m / 5'4" x 8'11"

Living - 4.18 x 4.90m / 13'8" x 16'0"

Lobby - 1.00 x 1.20m / 3'3" x 3'11"

## FIRST FLOOR

Bedroom 2 - 4.18 x 3.15m / 13'8" x 10'4"

Bathroom - 2.11 x 3.05m / 6'11" x 10'0"

Landing - 1.57 x 3.65m / 5'1" x 11'11"

Bedroom 1 - 4.18 x 3.57m / 13'8" x 11'8"

Ensuite 1 - 1.20 x 2.45m / 3'11" x 8'0"

## SECOND FLOOR

Bedroom 3 - 5.40 x 3.32m / 17'8" x 10'10"

Ensuite 3 - 2.20m x 2.00m / 7'2" x 6'6"

Landing - 1.57 x 2.00m / 5'1" x 6'6"

Bedroom 4 - 4.40 x 3.45m / 14'5" x 11'3"

## EXTERNAL

Plots 1 and 2, numbers 2 and 4 Houldsworth Street respectively, each feature two off road parking spaces and electric car chargers, as the rest of the properties do, however, what sets them apart from the others is that these spaces are accessed via their own private entrances. The driveways, which are all newly block paved, are enclosed by traditional brick built walls with wrought iron railings and shrubbery, in keeping with the rest of the street and creating a classic feel.

To the rear, which can be accessed via the sides of the properties, you can find six equally well proportioned gardens with paved patio areas, refuse bin stores and cycle stores.

## LOCAL FACILITIES OF INTEREST

Houldsworth Golf Club
Kingfisher Leisure Centre
Heaton Moor Village Centre
Stockport Town Centre
Stockport Mainline Manchester to London Train Service
M60 Motorway
Manchester International Airport
Excellent Transport Facilities to Manchester and Stockport

## FURTHER INFORMATION

10 Year warranty provided by Checkmate.

Energy efficiency rating/SAP Rating = 76 / C



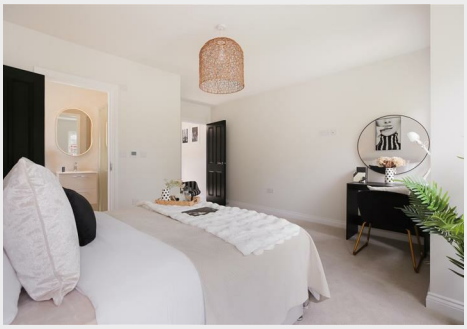




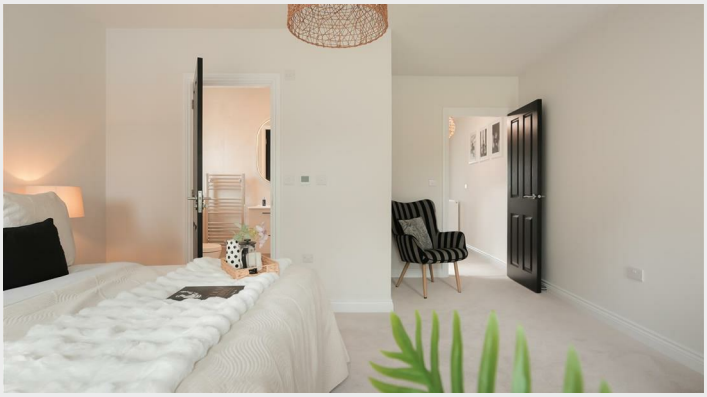








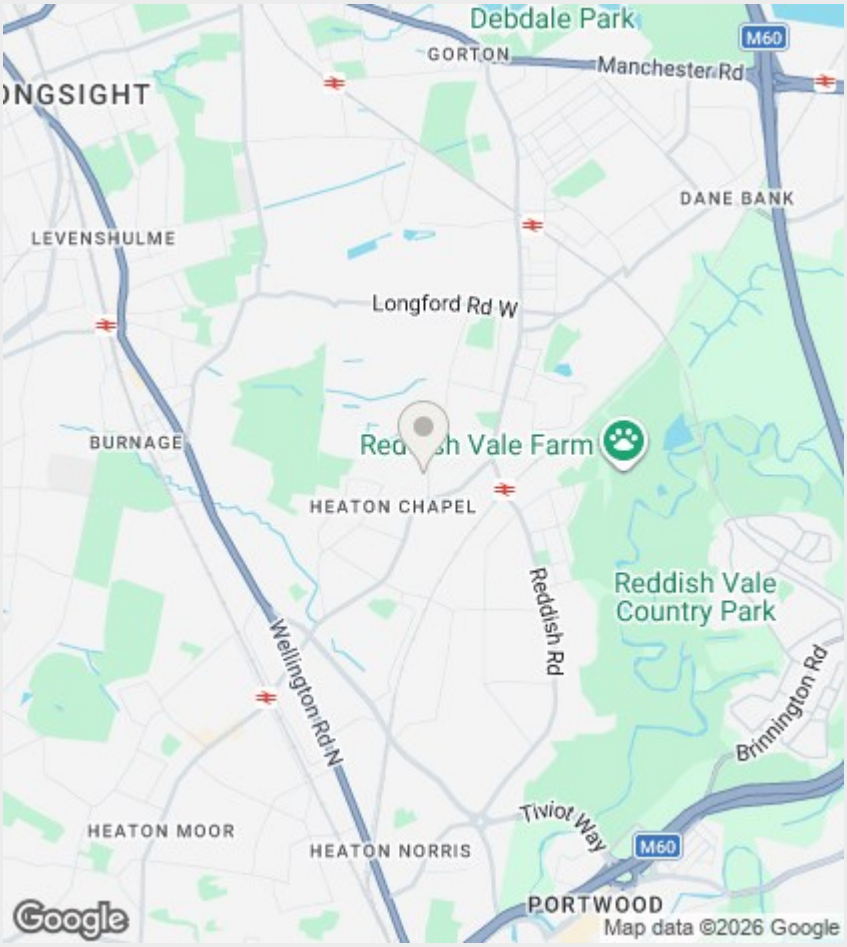













## Directions

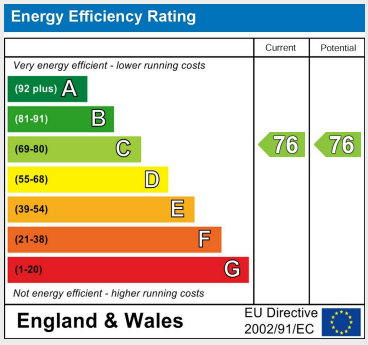
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## Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

## EPC Rating:

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