

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

3 New Hall Avenue,
Heald Green, SK8 3LQ



OFFERS OVER £570,000

**Exceptional Detached
Four Bedrooms
Large Kitchen/Family Room
Two Receptions
Utility and Toilet Downstairs
Family Bathroom and En-Suite
Bi-Folds Into Landscaped Garden
Off Road Parking**

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
Website: www.callaghansltd.com Email: admin@callaghansltd.com

Callaghans are delighted to present this superb extended detached family home in the highly desirable location of Heald Green. Boasting genuine move-in condition, this exceptional property offers a perfect blend of contemporary living spaces and thoughtful design, finished to an exacting standard throughout.

The welcoming entrance hall, filled with natural light, sets the tone for this well appointed home and provides access to all ground floor accommodation. The stunning open-plan kitchen/family room forms the heart of the property, featuring sleek grey gloss handleless units, a central island with breakfast bar, and spacious dining and lounge areas. Bi-fold doors seamlessly connect this magnificent living space to the landscaped garden, creating the perfect environment for both family living and entertaining. The property offers versatile living accommodation with a formal lounge at the front, complete with characterful inglenook and bay window, alongside a second reception room which could serve as an additional lounge, playroom or potential ground floor bedroom. Practical features include a convenient downstairs WC and a well-appointed utility room with ample storage space.

Upstairs, the accommodation comprises four well-proportioned bedrooms. The luxurious master suite benefits from fitted wardrobes and a spacious en-suite bathroom featuring both corner shower and bath. The remaining accommodation includes two generous double bedrooms and a good-sized single bedroom which would make an ideal home office or nursery. The family bathroom is beautifully appointed with a walk-in shower and contemporary suite.

Externally, the property enjoys beautifully landscaped gardens, while its prime Heald Green location offers excellent access to local amenities, transport links and highly regarded schools. With its superb specification, flexible living spaces and desirable location, this exceptional family home is certain to attract significant interest.

Early viewing is highly recommended to fully appreciate all this property has to offer. Contact Callaghans today to arrange your private viewing.

Callaghans Estate Agents
46 Church Road, Gatley, SK8 4NQ
Telephone: 0161 491 4000, Fax: 0161 491 55 44
Website: www.callaghansltd.com Email: admin@callaghansltd.com

Front Lounge 14' 0" x 10' 7" (4.26m x 3.22m)

Side Lounge 8' 0" x 14' 8" (2.45m x 4.46m)

Kitchen/Family Room 22' 10" x 18' 7" (6.97m x 5.67m)

Utility room 18' 1" x 5' 1" (5.5m x 1.55m)

Downstairs Toilet 4' 6" x 8' 0" (1.36m x 2.45m)

Family Bathroom 8' 6" x 8' 10" (2.6m x 2.7m)

Master bedroom 10' 8" x 12' 4" (3.26m x 3.75m)

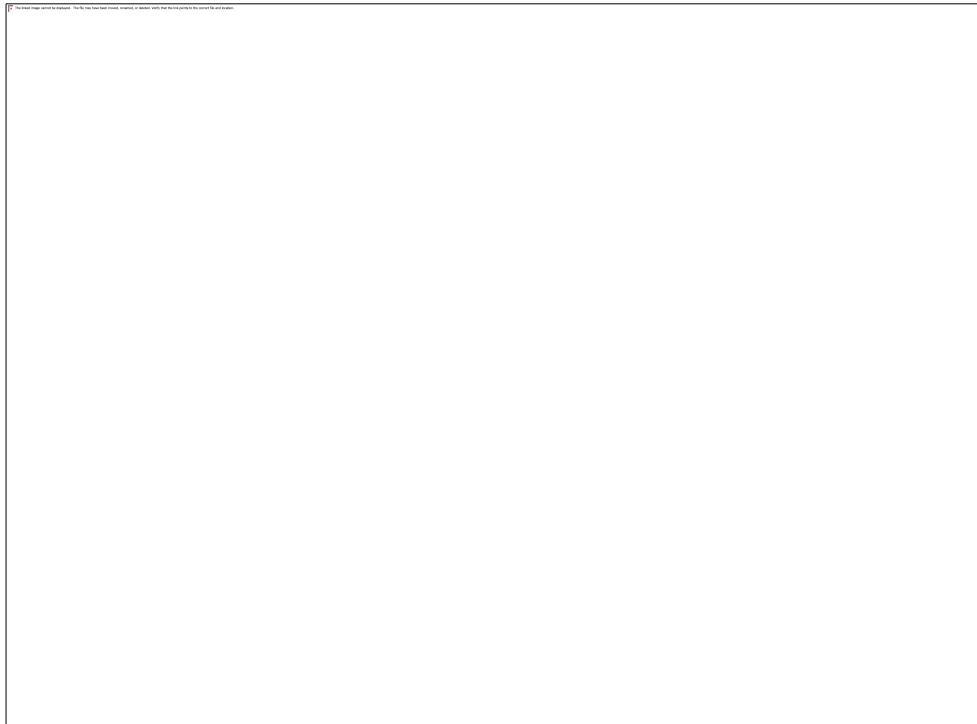
En-suite 8' 3" x 8' 10" (2.52m x 2.69m)

Bedroom Two 11' 0" x 10' 8" (3.36m x 3.26m)

Bedroom Three 14' 10" x 8' 8" (4.51m x 2.63m)

Bedroom Four 8' 4" x 6' 10" (2.53m x 2.08m)

Rear Garden



Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating and so cannot verify they are in working order or fit for their purpose. Further more solicitors should confirm movable items described in the sales particulars are, in fact included in the sale since circumstances do change during marketing or negotiations. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**