



17 St. Andrews Road
Heald Green SK8 3ES
£750,000

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£750,000

Significantly extended, this remarkable detached residence offers spacious, versatile accommodation which is certain to impress.

An entrance porch opens to a wide hallway with a downstairs shower room/WC. On the right hand side of the house is a well-proportioned living room with feature wood-burning stove. The room leads on to a study, with doors to the garden. Central to the house is a fitted kitchen which opens on to a superb open-plan reception room of generous dimensions, again with doors to the rear garden.

To the first floor is a landing with storage and roof window. The substantial extension has provided an incredible room with feature vaulted ceiling and a Juliet balcony. This measures some 32 feet in length and is simply stunning - It offers flexibility of use and could be sub-divided, if desired.

To the right hand side of the house are four further bedrooms, all with built-in wardrobes/storage. They are served by a well-proportioned bathroom which is fitted with a white suite, with separate shower enclosure.

The property stands on a well-maintained garden plot, with a four car driveway leading to an integral garage. To the rear is an attractive garden with seating area and a lawned expanse.

The house forms part of a sought-after residential development of detached homes, well-placed for access to amenities, transport links and popular schools. An unmissable 'must-see' home!

- Significantly Extended Detached Residence
- Superbly Proportioned Family Accommodation
- Versatile Modern Layout
- Three Large Reception Rooms
- Two Bathrooms
- Five Bedrooms
- Incredible Extension with Vaulted Ceiling and Juliet Balcony
- Highly Sought-After Location
- Large Driveway and Integral Garage
- Attractive Gardens

Entrance Porch
8'4 x 5'0

Entrance Hallway
6'2 x 18'4

Downstairs WC/Shower/Cloak Room
6'1 x 9'2

Living/Dining Room
15'1 red to 14'11 x 24'3
Opens to:

Kitchen
8'9 x 13'6

Sitting Room
12'10 x 18'4
Double doors to:

Study
10'4 x 11'11

First Floor Landing

Bedroom One/Family Room
15'9 x 32'0

With Juliet balcony to rear. Feature vaulted ceiling with inset roof windows.

Bedroom Two
9'5 red to 8'10 to fitted wardrobes x 12'7

Bedroom Three
11'1 x 10'11

Bedroom Four
8'0 max x 10'11 max

Bedroom Five
8'0 x 9'8

Family Bathroom
8'10 red 7'3 x 7'7

Integral Garage
15'9 red 9'4 x 13'3 max
(L-shaped)

Externally
Garden area to the front with a large driveway providing off road parking for four vehicles, leading to the garage.
Enclosed garden to the rear with paved seating area. Lawned expanse with decorative borders.

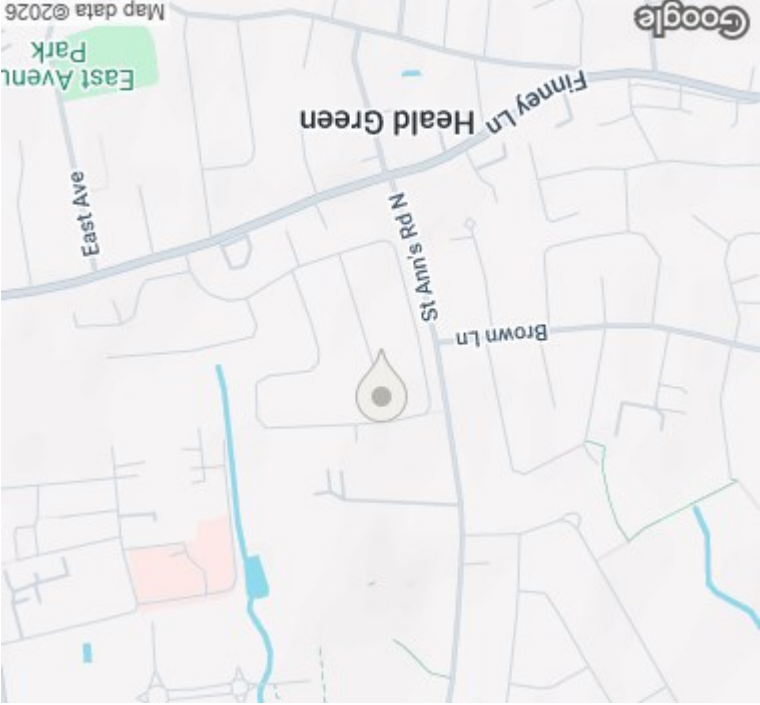
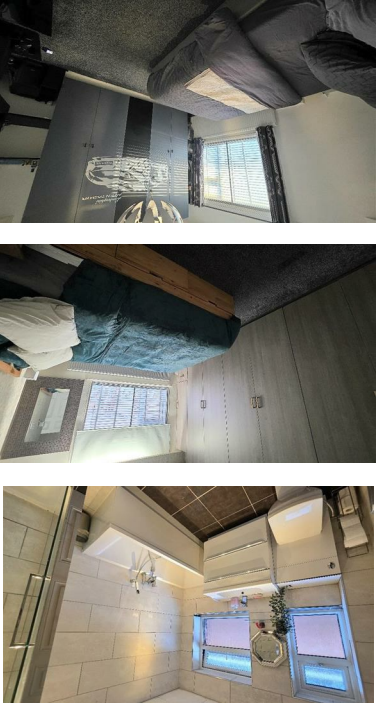
Tenure: Freehold
Council Tax: Stockport F



St Andrews Road Approximate Gross Internal Area 2410 sq ft - 224 sq m



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 | EU Directive 2002/91/EC |
| Very energy efficient - lower running costs | Very energy efficient - lower running costs |
| (92 plus) A | (92 plus) A |
| (81-91) B | (81-91) B |
| (69-80) C | (69-80) C |
| (55-68) D | (55-68) D |
| (39-54) E | (39-54) E |
| (21-38) F | (21-38) F |
| (1-20) G | (1-20) G |
| Not environmentally friendly - higher CO2 emissions | Not environmentally friendly - higher CO2 emissions |
| Current | Potential |
| 72 | 79 |

| Environmental Impact (CO ₂) Rating | |
|---|---|
| EU Directive 2002/91/EC | EU Directive 2002/91/EC |
| Very environmentally friendly - lower CO2 emissions | Very environmentally friendly - lower CO2 emissions |
| (92 plus) A | (92 plus) A |
| (81-91) B | (81-91) B |
| (69-80) C | (69-80) C |
| (55-68) D | (55-68) D |
| (39-54) E | (39-54) E |
| (21-38) F | (21-38) F |
| (1-20) G | (1-20) G |
| Not environmentally friendly - higher CO2 emissions | Not environmentally friendly - higher CO2 emissions |
| Current | Potential |
| | |

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Heald Green (Head Office) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ Sales 0161 437 1338 ♦ Auctions ♦ 0161 437 5337

Lettings (1st Floor) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666



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