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47 Longnor Road
Heald Green SK8 3BW
£485,000

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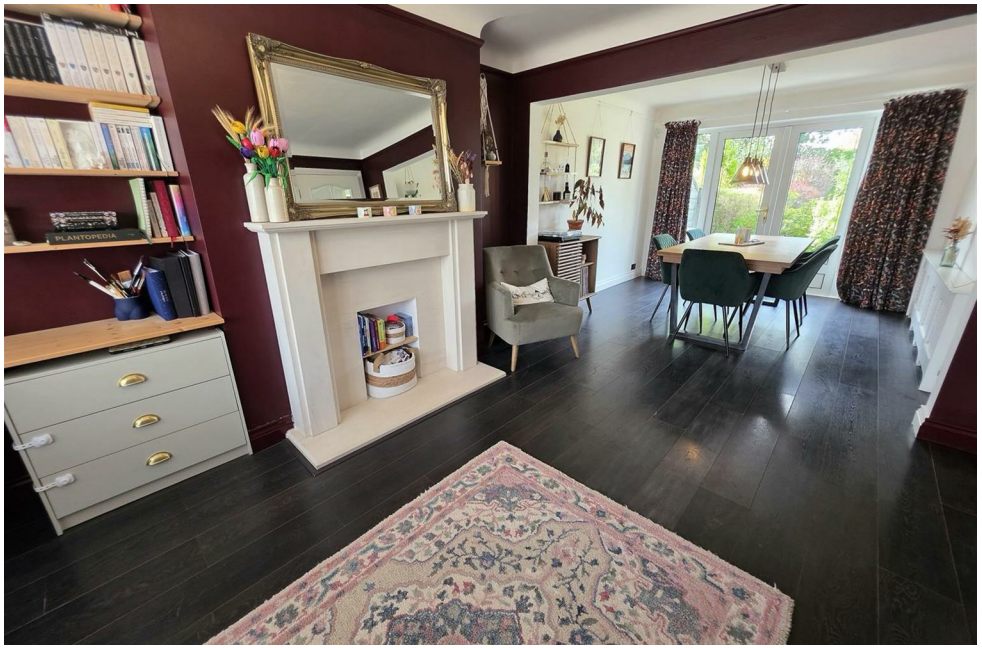

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Significantly extended and occupying an impressive garden plot measuring approx 0.12 of an acre, this immaculate property is available with the benefit of having no onward chain involved.

Initially planning to add a double-storey extension, the current owners chose instead to add a single storey extension with the potential to add another level in the future.

An entrance hallway leads to a living room with feature fireplace. The room opens to a dining room with French doors to the garden. The extension forms a well-proportioned, versatile space - Currently utilised as an office/TV room, this room could easily be repurposed as a bedroom: It is also of sufficent size to be sub-divided. Overlooking the rear garden is a fitted kitchen which leads on to a utility room with a useful large sink with shower (ideal for washing muddy dogs!) and a downstairs WC/store completes the ground floor: NB: If desired, this room could potentially have a shower added, to create a second bathroom.

To the first floor are two good double bedrooms, a well-proportioned single bedroom and a bathroom which is fitted with a white suite.

The house stands at the head of a cul-de-sac and benefits from a plot which widens to the rear. The front garden has a gravel-covered area with paved section alongside, providing plentiful off-road parking space. The rear garden is of special note, being of such a good size and not directly overlooked. There is a choice of seating areas and a large central lawn. Attractive decorative borders and a timber summer house complete a most attractive outdoor space which is certain to those with families and/or pets.

Longnor Road forms part of a sought-after residential area which is well-placed for access to amenities, transport networks and schools for all age groups. An early internal inspection of this stunning home is a must!

Tenure: Leasehold
Council Tax: Stockport C

- Large Corner Garden Plot
- Significant Extension - Versatile Accommodation
- Potential To Extend Further (STP)
- Three/Four Bedrooms
- Two/Three Reception Rooms
- Cul-de-sac Location
- No Onward Chain

Entrance Hallway
15'7 x 6'7

Living Room
13'4 x 10'9
Open to:

Dining Room
9'10 x 9'10

Kitchen
7'10 red to 5'9 x 16'2

Utility Room
5'4 x 8'7

WC/Store
7'9 x 3'8

Family Room/Bedroom Four
15'2 red to 10'7 x 17'2 red to 11'11

First Floor Landing

Bedroom One
13'11 x 9'10

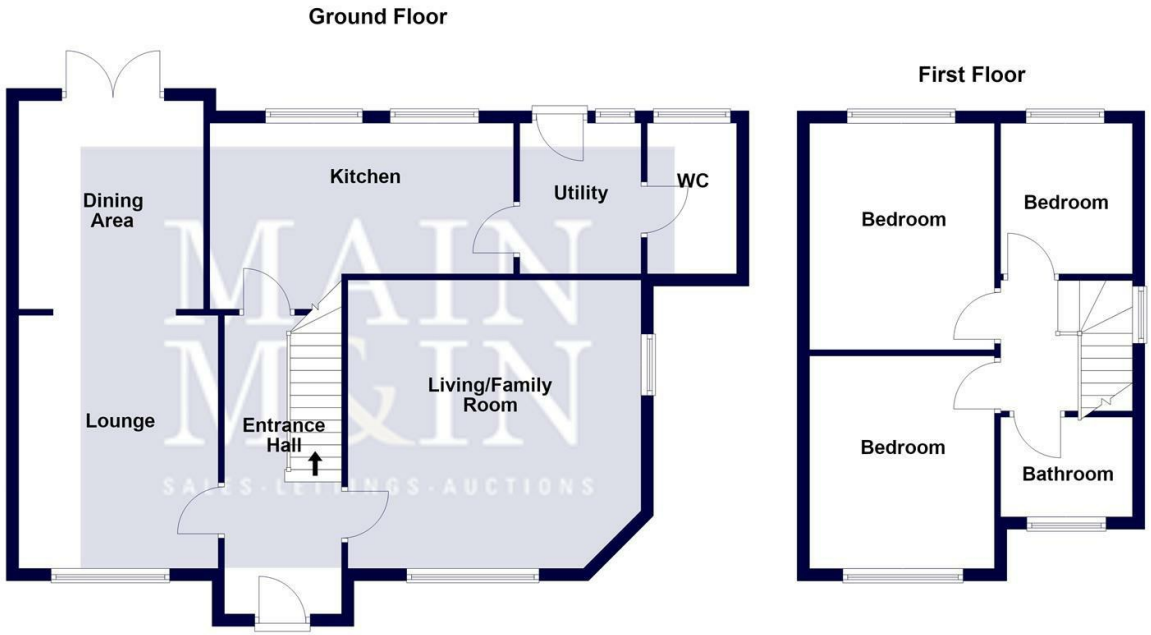
Bedroom Two
10'6 x 9'10

Bedroom Three
7'11 x 7'6

Bathroom
5'1 x 7'3

Externally
Garden area to the front with a large driveway providing off-road parking space. To the rear is a superb large enclosed garden with seating areas, lawned expanse and decorative borders.

Leasehold Information
933 years remain on a lease which ends on 07/07/2959.
Ground rent of £8.00 PA payable.



For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.

Longnor Road, Heald Green

To view this property call Main & Main on 0161 437 1338

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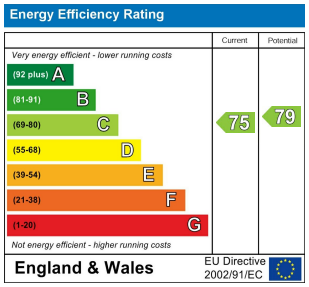
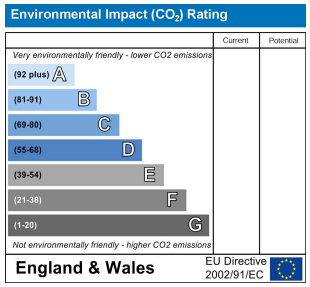
NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.
Tenure - To be confirmed with a solicitor at point of sale.
Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.





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Heald Green (Head Office) 198 Finney Lane • Heald Green • Stockport • SK8 3QA • Sales 0161 437 1338 • Auctions • 0161 437 5337

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

Company Registration No. 5615498