

# Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

**1 Gloucester Road,**  
**Heald Green, SK8 3NB**



**210,000**

**First Floor Maisonette**  
**Two Bedrooms**  
**Front Garden**  
**Balcony**  
**Stylish Bathroom**  
**Close to Outwood Primary School**

Callaghans Estate Agents  
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Callaghans are pleased to offer for sale this well-presented first-floor maisonette, ideally located in the popular area of Heald Green. The property benefits from its own garden, a converted attic space and has been updated throughout, making it an attractive and versatile home.

The maisonette features a spacious lounge with sliding doors that open onto a private balcony, creating a bright and airy living space. The kitchen is fitted with a range of white wall and base units, complemented by new worktops, providing a clean and modern culinary area. The stylish, fully tiled bathroom adds a touch of glamour and includes a modern suite with an over-bath shower. An added benefit is the attic space that can be accessed from a drop down ladder in the hall, Ideal for storage. There are two generously sized double bedrooms, completing this appealing property and offering comfortable accommodation for a range of buyers.

The location is ideal for young families and commuters alike, with primary schools, local shops and excellent transport links right on your doorstep.

Contact Callaghans today to find out more or to arrange a viewing.

**Lounge** 15' 5" x 11' 11" (4.69m x 3.62m)

**Kitchen** 9' 10" x 6' 7" (3m x 2m)

**Family Bathroom** 8' 2" x 5' 4" (2.5m x 1.62m)

**Bedroom One** 11' 7" x 11' 5" (3.52m x 3.48m)

**Bedroom Two** 14' 9" x 8' 5" (4.5m x 2.56m)

**Attic Room**

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GROUND FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 593 sq.ft. (55.1 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.

**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**