



2 Hambleton Road, Heald Green

£425,000 Freehold

WONDERFUL OPEN PLAN KITCHEN DINER • CLOSE TO LOCAL SHOPS AND AMENITIES • NEARBY EXCELLENT TRANSPORT LINKS • GENEROUS AND WELL MAINTAINED GARDEN • INTEGRAL GARAGE AREA • WELL PRESENTED THROUGHOUT



Nestled in a sought after neighbourhood in Heald Green, this wonderful family home is well positioned just a short walk away from the the excellent shops, restaurants, amenities and the Ofsted rated 'Good' Etchells Primary School situated within Heald Green Village. The property is is conveniently located nearby excellent local transport and commuting links. Boasting wonderful charm and style, this property benefits from an impressive open plan dining kitchen, a lovely downstairs lounge area, an excellent utility area, and 3 fantastic bedrooms.

Council Tax band: C

Tenure: Freehold

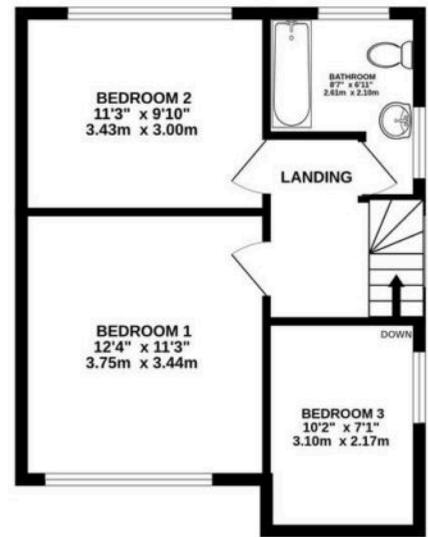
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:



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TOTAL FLOOR AREA : 1221 sq.ft. (113.4 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, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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