

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

15 Westwood Road,
Heald Green, SK8 3JN



£525,000

**Exceptional Detached
Showroom Quality Kitchen
Master Bedroom Suite
Detached Brick Garage
Family Bathroom and En-Suite
Front and Rear Gardens
Freehold
Off Road Parking**

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Exceptional, Stylish and Spacious Family Home in Heald Green

Callaghans are pleased to offer for sale this exceptional, stylish and spacious property, perfectly suited to a family seeking something truly special in Heald Green.

From the moment you enter the welcoming hallway, you'll appreciate the quality, space, and design that this home offers. To one side of the hall is the bright and spacious lounge, bathed in natural light from a large window. On the opposite side, a second reception room provides flexibility an ideal formal dining room, playroom or home office. Beneath the feature staircase is a convenient downstairs toilet.

The heart of the home is the showroom-quality kitchen that spans the width of the property at the rear. This space is perfect for entertaining, with patio doors opening out to a private lawn garden. The kitchen features light grey shaker-style units on three walls, integrated appliances, and a clean, uncluttered ambiance. There is space in front of the patio doors for a feature dining table, allowing meals to be enjoyed with garden views. A separate utility room keeps laundry out of sight, and the garden itself includes both a paved patio for adults to relax and a lawn area for children to play. A detached brick garage completes the ground floor.

As soon as you enter the spacious landing the upstairs is going to impress. The family bathroom is tiled and features a modern suite with a walk-in shower cubicle. The master bedroom is generous in size and benefits from its own en-suite with walk-in shower. There are three further well-proportioned bedrooms, offering plenty of room for the whole family to relax, study, or play.

Set in a prime location with easy access to excellent schools, local shops, and transport links, this is a property that delivers on every level. Contact Callaghans today to arrange your viewing and make this exceptional home your own.

Lounge 16' 5" x 11' 11" (5m x 3.64m)

Dining Room 9' 3" x 10' 2" (2.83m x 3.1m)

Kitchen/Diner 20' 0" x 13' 1" (6.1m x 4m)

Utility room 8' 8" x 10' 2" (2.63m x 3.1m)

Downstairs Toilet 4' 8" x 5' 9" (1.42m x 1.76m)

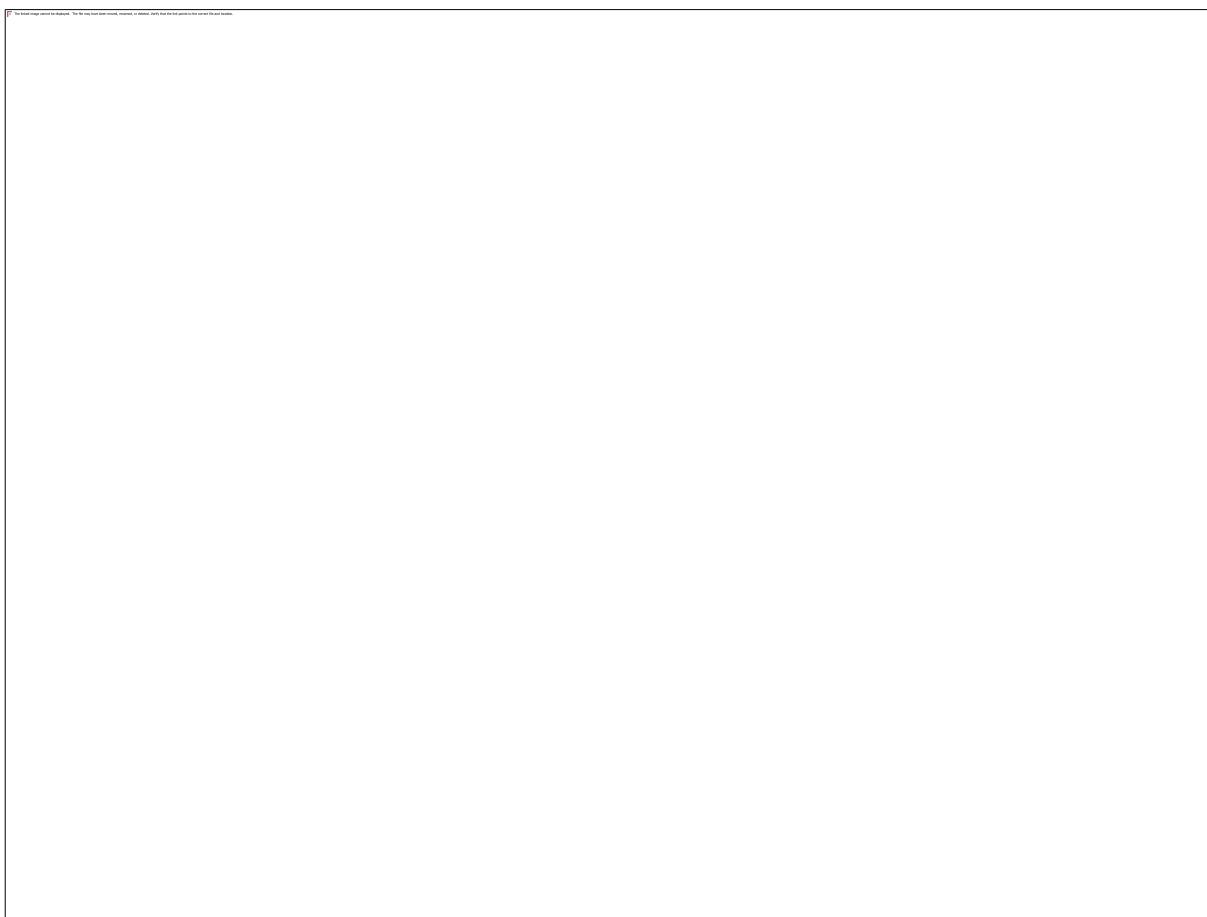
Family Bathroom 7' 2" x 10' 9" (2.19m x 3.28m)

Master bedroom 10' 10" x 11' 11" (3.29m x 3.63m)

En-suite 4' 5" x 7' 9" (1.35m x 2.37m)

Bedroom Two 10' 7" x 13' 9" (3.22m x 4.19m)

Bedroom Three 11' 2" x 10' 10" (3.4m x 3.3m)



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**