



101 St. Anns Road North, Heald Green

£640,000 Freehold

FOUR BEDROOMS, ONE DOWNSTAIRS CURRENTLY USED AS A STUDY • WEST-FACING GARDEN • TWO RECEPTION ROOMS
 • SPACIOUS DINING KITCHEN • INTEGRAL GARAGE • LARGE DRIVEWAY • CONVENIENT LOCATION CLOSE TO TRAIN
 STATION, MOTORWAY NETWORK AND MANCHESTER AIRPORT • BEUTIFULLY PRESENTED THROUGHOUT



A fantastic home conveniently positioned for Heald Green village and all the fabulous amenities it offers. The property boasts four bedrooms, three doubles upstairs and one bedroom downstairs. Just a mile to Heald Green train station and all the shops and restaurants the village offers, the property is also superbly placed to allow quick access to Manchester Airport and the motorway network. The property itself sits on a generous plot with west-facing garden and is beautifully presented throughout with an abundance of storage options, offering versatile space over two floors. Council Tax band: G

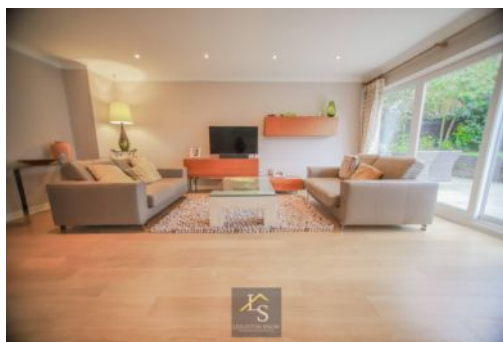
Tenure: Freehold

EPC Energy Efficiency Rating: C

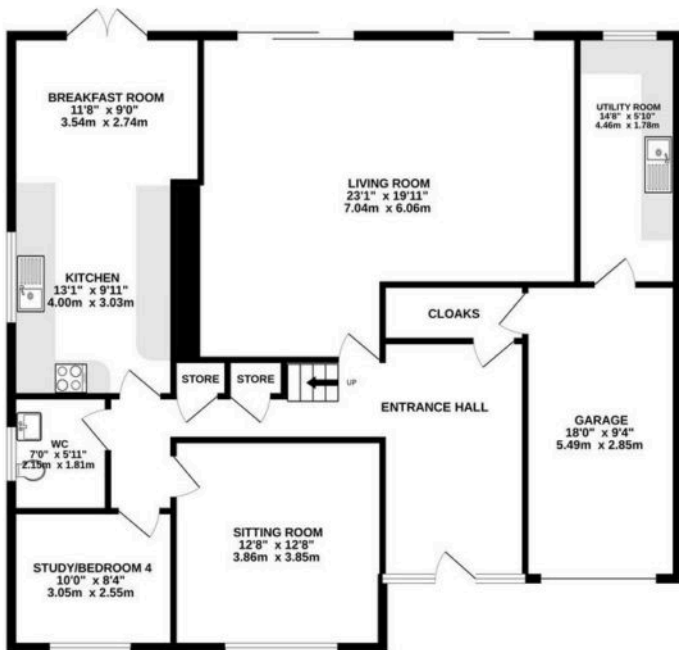
EPC Environmental Impact Rating:



- › FOUR BEDROOMS, ONE DOWNSTAIRS CURRENTLY USED AS A STUDY
- › WEST-FACING GARDEN
- › TWO RECEPTION ROOMS
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GROUND FLOOR
1442 sq.ft. (134.0 sq.m.) approx.



1ST FLOOR
751 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA : 2193 sq.ft. (203.7 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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Positioned behind a large driveway and front lawn, this charming home sits opposite mature trees providing a pleasant and private outlook. A large entrance hall provides a warm welcome and offers access into two reception rooms, a study, the dining kitchen and a handy cloak room that leads through to the garage and utility room. The current study offers great versatility, with potential to be used as a downstairs bedroom. The larger of the two reception rooms sits at the rear with two lots of doors leading out to the garden. The second reception room is positioned at the front of the house and sits alongside a handy study and a larger than usual downstairs WC. The dining kitchen is a large space boasting walnut cupboards and drawers with integrated appliances sitting under granite worktops. Two large under stairs storage cupboards sit in the hallway with further storage in the large cloak cupboard that in turn leads into the garage. The garage is a single garage with an up and over door leading out to the driveway, and provides access to a utility room at the rear of the property with cupboards and drawers offering even more storage options. To the first floor there are three well-proportioned double bedrooms, all of which offer fitted wardrobes. The fitted wardrobes in the master bedroom are bespoke 'Barwoods' wardrobes offering hanging and shelving with the added bonus of a concealed entrance to the en-suite shower room. There is more storage by the way of a large cupboard of the master bedroom, as well as no less than three more storage cupboards off the landing. The family bathroom completes the accommodation and is a contemporary four piece suite with walk-in shower, bath, WC and stylish wash hand basin.

Externally the rear garden boasts a large composite decking and a paved patio that runs across the back of the property. Patio doors from the kitchen and the living room offer access out to the patio, allowing a lovely inside-outside entertaining space in the warmer months. There is a lawn surrounded by wooden fencing and flower beds, and access can be found down both sides of the property that leads to the driveway at the front. The driveway is a large space with plenty of room for a number of cars to park, and it sits alongside a front lawn offering a charming kerb-appeal.

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.

