



121 Wilmslow Road  
Heald Green SK8 3BE  
£285,000

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# 121 Wilmslow Road

## Heald Green SK8 3BE

£285,000

This particularly deceptive property simply must be seen - What appears from the front to be a normal period terrace house actually has a significant double-storey extension to the rear, as well as a garden and a driveway!

A covered entrance leads into a beautifully-presented living room, with feature wood burning stove. There is an impressive extended dining kitchen which is fitted with modern units.

To the first floor, a landing gives access to two well-proportioned double bedrooms and a modern bathroom which is fitted with a white suite.

To the rear of the house is a garden with lawn and a seating area. A pedestrian gate leads on to the driveway, which is accessed from Etechells Road, with permitted access. This area can potentially accommodate two vehicles.

The property is well-placed for access to amenities, with Heald Green Village and also the John Lewis and Sainsbury's super stores also within easy reach. The area also benefits from excellent transport network connections.

An internal inspection is essential in order to fully appreciate this most appealing and surprisingly spacious home.

- Extended Period Terrace
- Gas Central Heating
- PVCU Double Glazing
- Large Living Room
- Extended Fitted Dining Kitchen
- Two Spacious Double Bedrooms
- Modern Bathroom
- Garden to Rear
- Permitted Rear Driveway Access
- Viewing Essential

### Covered Entrance

**Living Room**  
13'5 x 11'10

**Dining Kitchen**  
13'2 max x 18'1

**First Floor Landing**

**Bedroom One**  
13'5 x 11'10

**Bedroom Two**  
10'2 x 12'1

**Bathroom**  
7'6 x 5'5

### Externally

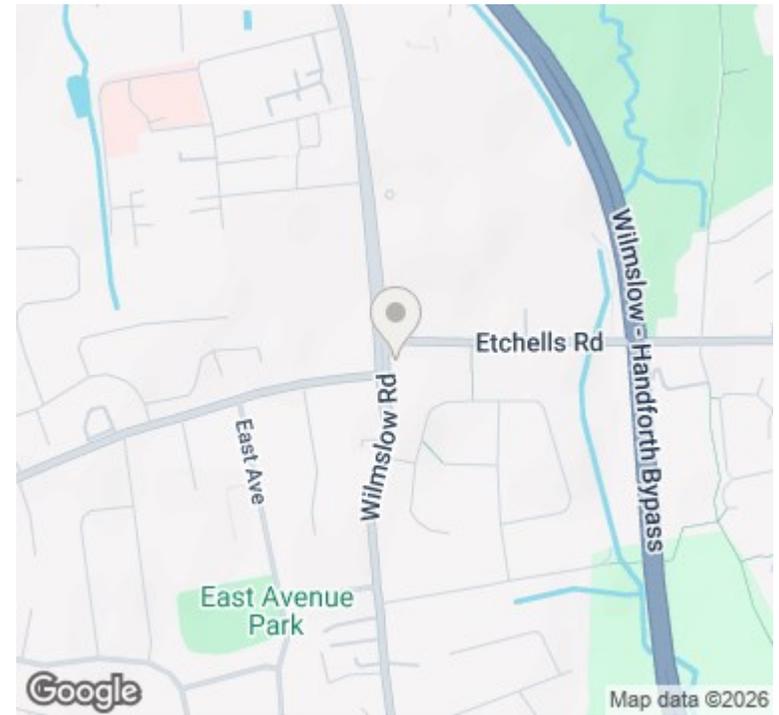
Small garden frontage.  
Garden to the rear with seating area and lawn.  
Gate to rear access.  
Area of hardstanding providing off road parking space: Right of way with permissive access from Etechells Road.



Tenure: Freehold  
Council Tax: Stockport B



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



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

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.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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