



5 St. Andrews Road
Heald Green SK8 3ES
£575,000

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5 St. Andrews Road Heald Green SK8 3ES

£575,000

A Substantial, Four Bedroom, Extended Family Detached complete with double garage.

Situated on St Ann's Park, this property lies off Gleneagles Road. it is one of the most sought after developments in Heald Green. It offers: Entrance Hall, Downstairs WC, Lounge, Dining Room, Extended kitchen/Breakfast Area, Landing, Four Bedrooms, Bathroom/WC/Shower Cubicle. Outside: Attached Double Garage, Double Width driveway and established gardens front and rear.

The property lies close to Heald Green Village, train station and local transport on Finney Lane. Schools for all age groups are within the SK8 post code both private and state. Within a few miles are both the M56/M60 motorways, Manchester Airport and the large stores on the A34 bypass.

This home has great potential in a desirable location.

- Four Bedrooms
- Extended Kitchen/Breakfast Area
- Gas Central Heating
- PVCU Double Glazing
- Double Garage
- Downstairs WC
- Sought-after Location

Entrance Hall
15'9 x 3'3 increasing to 6'3
Understairs Cupboard

Downstairs WC
5'11 x 2'7

Lounge
19'5 x 12'11
Gas fire + Surround, opening to:

Dining Room

Kitchen/Breakfast area
15'1 x 14'6 (max)
Fitted units, work surfaces, Oven, Grill, Gas Hob, extractor hood , Pvcu double door to the rear.

Sitting Room
14'0 x 9'5
Patio Doors onto the garden. Feature fireplace.

Landing
Loft Access, Airing Cupboard

Bedroom One
12'7 x 11'4
Fitted wardrobes

Bedroom Two
11'4 x 10'11

Bedroom Three
10'11 x 8'1

Bedroom Four
9'6 x 7'11

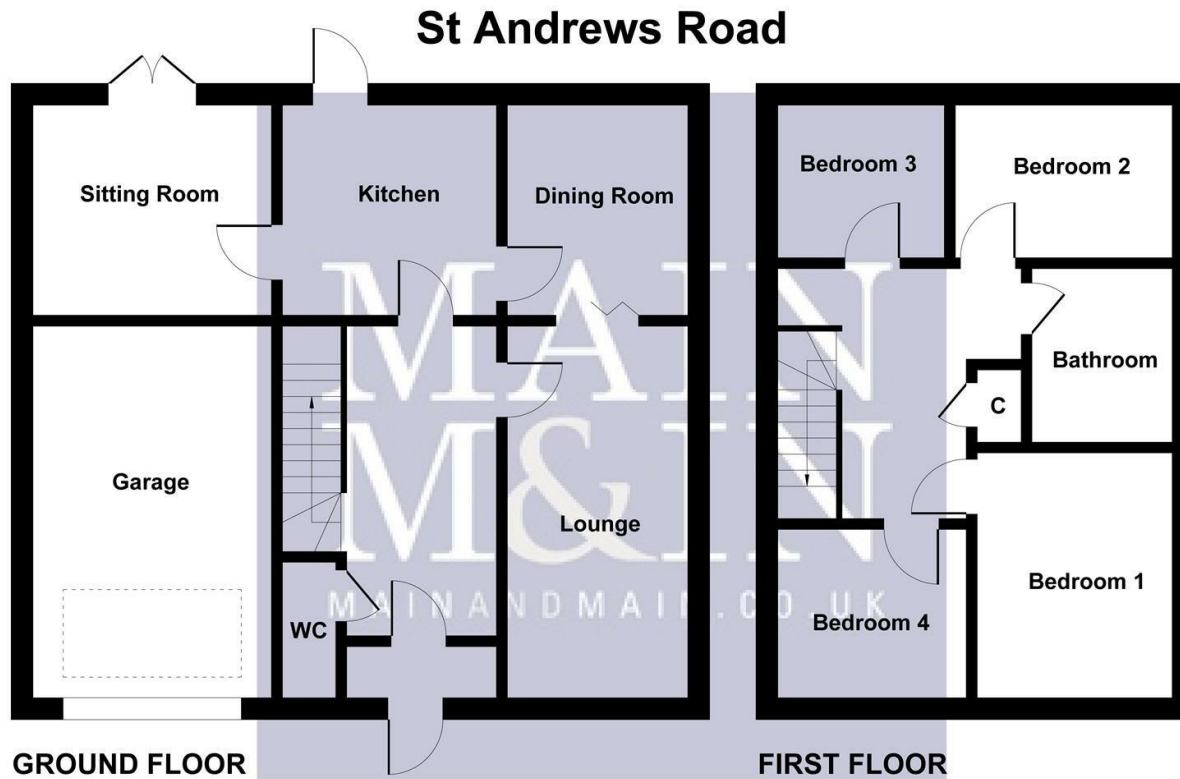
Family Bathroom/WC
10'6 (max) x 7'7
Panelled Bath, Shower, WC, wash basin

External
Gardens to front and rear to include double width driveway, lawns, paths, flower beds, hedging, shrubs.

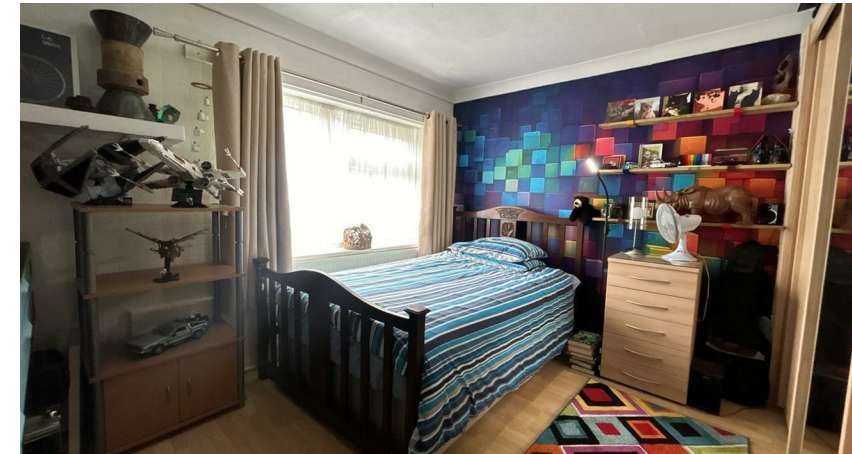
Double Garage
Wall mounted combi boiler, Up and over door.

Tenure: Leasehold
Council Tax: Stockport F

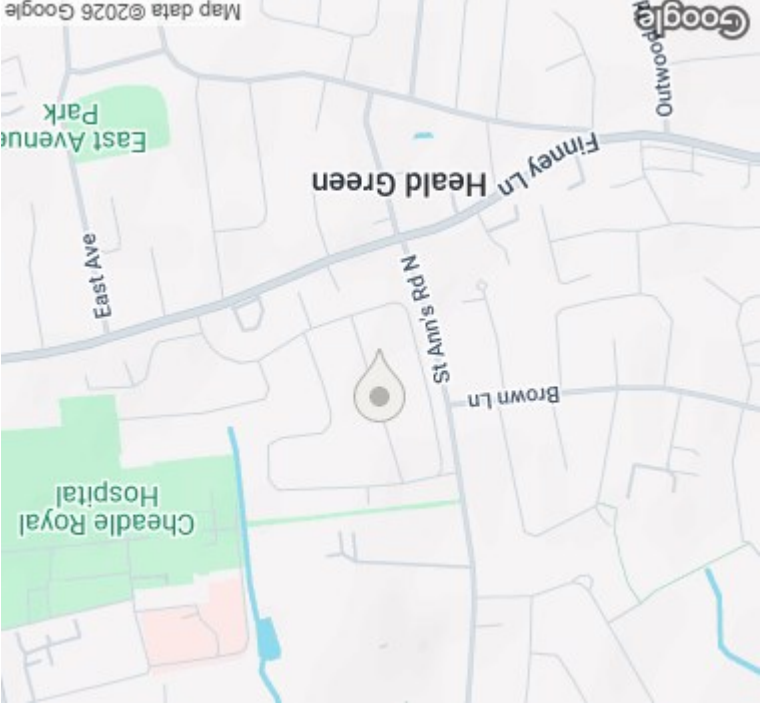




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To view this property call Main & Main on 0161 437 1338



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		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs	Very energy efficient - higher running costs	
(92 plus) A	(1-20) G	
(81-91) B	(21-30) F	
(69-80) C	(30-40) E	
(55-68) D	(40-50) D	
(40-54) E	(50-60) C	
(21-30) F	(60-80) B	
(1-20) G	(81-91) A	
Not environmentally friendly - higher CO2 emissions	Very environmentally friendly - lower CO2 emissions	
Current	Potential	
England & Wales		
EU Directive 2002/91/EC		
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Company Registration No. 5615498