Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

58 The Oval,
Heald Green, SK8 3JJ



£550,000

Extended Semi Detached
Four Bedrooms
Garden Office
Large Family garden
En Suite to Master Bedroom
Two Receptions
Off Road Parking
Gas Central Heating
Viewing Strongly Recommended

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Extended Semi Detached, Four Bedrooms, Landscaped Family Garden, Garden Office. Callaghans Estate Agents are delighted to offer for sale this extended four bedroomed semi detached home in one of the most popular locations in Heald Green. Heald Green is a thriving local community which is well served by amenities such as shops schools and public transport there are also great road links locally to Wilmslow, Alderley Edge the airport and the M60 Manchester ring road. The house has been considerably extended by the current owners and constitutes a large family home, with a good sized garden to the rear it is ideal for a growing family. Viewing is strongly recommended.

Entrance Hall Upvc double glazed front door to entrance hall, radiator to side, stairs to first floor, doors to lounge and inner hallway.

Lounge/ Dining room 29' 4'' x 10' 9'' (8.93m x 3.27m) Upvc double glazed bay window to front, 2x radiators to side, Upvc double glazed French doors to rear to garden, door to side to inner hallway.

Inner Hallway Doors to study and downstairs wc.

Study 9' 2'' x 7' 6'' (2.79m x 2.28m) Upvc double glazed window to front, radiator to front.

Downstairs Wc Low level wc and cistern, pedestal mounted wash basin, upvc double glazed window to rear, radiator to side.

Kitchen 15' 6'' x 15' 0'' (4.72m x 4.57m) Full range of base and wall cupboards coordinated work tops, inset sink and taps, built under oven with gas hob and chimney style hood. Plumbed for washing machine. Breakfast bar to front. 2 x upvc double glazed windows to rear, radiator to side. Upvc double glazed door to rear to garden.

Landing Doors to bedrooms and bathroom.

Master bedroom 13' 6'' x 13' 3'' (4.11m x 4.04m) Upvc double glazed window to rear, radiator to rear, door to front to en suite bathroom. Fully fitted wardrobes including bridgeing unit.

Bedroom Two 10' 8'' x 10' 5'' (3.25m x 3.17m) Upvc double glazed bay window to front, radiator to front.

Bedroom Three 11' 4'' x 10' 6'' (3.45m x 3.20m) Upvc to rear, radiator to rear.

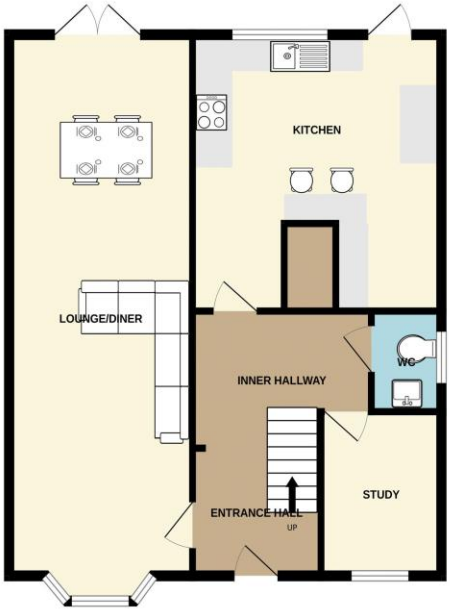
Bedroom Four10 8' 0'' x 0' 0'' (2.44m x 0.00m)Upvc to front, radiator to front.

Shower Room Shower room with contemporary tiling and coordinated three piece suite comprising corner shower cubicle, low level wc and cistern and wash basin mounted in a fitted vanity unit.

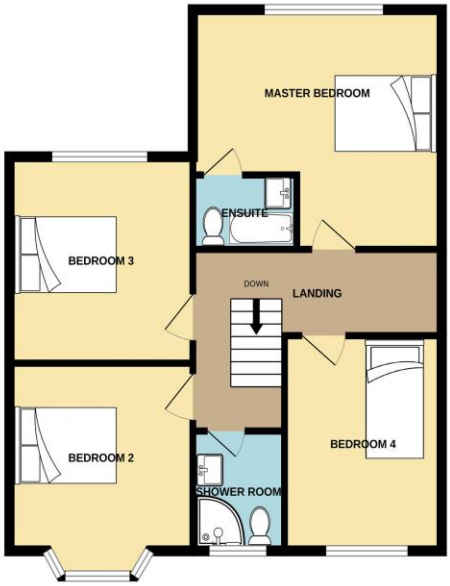
Garden Office In the garden to the rear of the property there is a substantial garden office/ leisure room measuring approximately 20' x 12' internally. It is of timber construction overlayed with composite claqdding and has bifold doors to the front,

Outside To the front of the property there is an enclosed garden which has been block paved to provide off road parking whilst to the rear of the property there is a larger than average family garden which is not overlooked to the rear is mainly laid to astroturf to the centre and has a spacious patio area to the front and side.

GROUND FLOOR
743 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 1401 sq.ft. (130.1 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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