



163 Wilmslow Road  
Heald Green SK8 3BE  
£250,000

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# 163 Wilmslow Road

## Heald Green SK8 3BE

£250,000

This attractive property is available with no onward chain. It forms part of a red brick terrace which bears an 1897 datestone. It boasts a number of period features, with tall ceilings enhancing the feeling of generous living space.

A gated courtyard leads to an entrance porch and then into a living room with built-in storage either side of the chimney breast. There is a separate dining room which occupies the centre of the house, leading on to an extended fitted kitchen.

To the first floor is a landing which leads to the two well-proportioned double bedrooms and a large bathroom which is fitted with a white suite.

To the rear is a private enclosed garden with seating area, lawn and decorative borders.

The house is decorated with modern tones throughout, with hard floor coverings to the ground floor. It is conveniently located near to a wide range of amenities, popular schools, and excellent transport links.

An early viewing is strongly advised in order to fully appreciate this charming, characterful home.

Tenure: Freehold  
Council Tax: Stockport C

- Period Cottage
- Extended Accommodation
- Two Reception Rooms
- Extended Kitchen
- Two Double Bedrooms
- Large Extended Bathroom
- Period Features
- Attractive Garden
- Popular Location
- No Onward Chain

Entrance Porch

Living Room  
14'0" x 12'0"

Dining Room  
14'0" red to 10'1" x 10'0" max

Kitchen  
16'4" x 6'4"

First Floor Landing

Bedroom One  
14'0" x 12'0"

Bedroom Two  
8'7" x 10'1"

Bathroom/WC  
11'0" x 6'4"

Externally  
Courtyard front garden.  
Garden to rear with paved seating area.  
Lawned area with decorative borders.  
Access gates to either side.



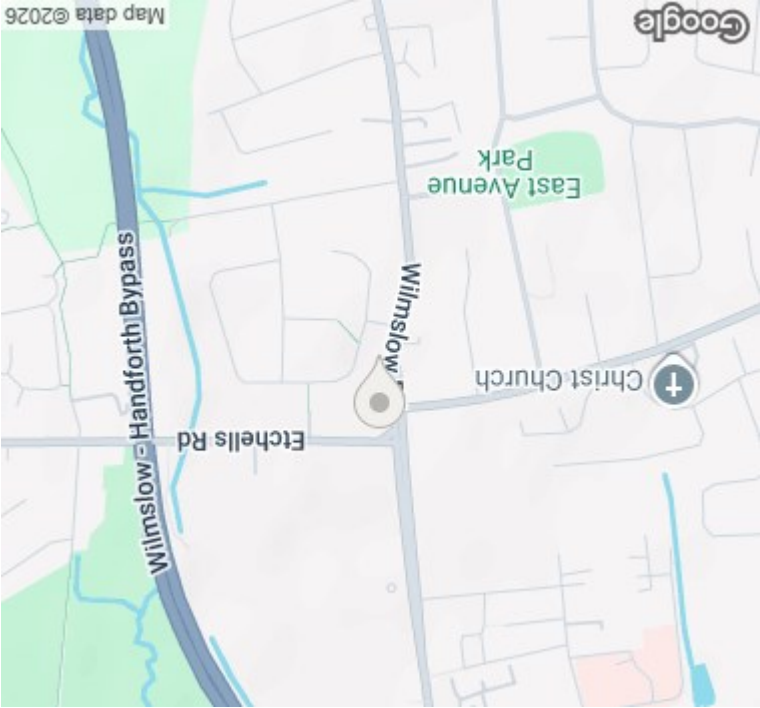


Total area: approx. 77.7 sq. metres (836.5 sq. feet)  
163 Wilmslow Road



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	England & Wales
Very energy efficient - lower running costs	Very environmentally friendly - lower CO2 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 CO2 emissions
Current	Potential

Environmental Impact (CO <sub>2</sub> ) Rating	
EU Directive 2002/91/EC	England & Wales
Very environmentally friendly - lower CO2 emissions	Very environmentally friendly - lower CO2 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 environmentally friendly - higher CO2 emissions	Not environmentally friendly - higher CO2 emissions
Current	Potential

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