

5 Hambleton Road

Heald Green

Asking Price £390,000

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY







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Heald Green

Extended three-bedroom semi in Heald Green with spacious living areas, modern kitchen, large gardens, driveway, garage, and summer house. Close to schools, shops, and transport links.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Beautifully presented and extended three-bedroom semi-detached home.
- Sought-after Heald Green location close to excellent amenities.
- Spacious living room opening into a bright garden sitting room.
- Stylish modern fitted kitchen with useful pantry/store and side access.
- Separate front dining room ideal for family meals and entertaining.
- Three well-proportioned bedrooms served by a contemporary shower room.
- Double-width driveway providing ample off-road parking.
- Generous rear garden with patio, mature borders and pond.
- Large detached garage and adjoining summer house offering excellent versatility.
- Conveniently located for schools, transport links and motorway access.

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Situated in the ever-popular area of Heald Green, this beautifully presented and thoughtfully extended three-bedroom semi-detached home offers generous and versatile accommodation, perfectly suited to modern family living.

The welcoming entrance porch and hallway lead through to a spacious front dining room, while the well-proportioned living room forms the heart of the home, flowing seamlessly into a delightful sitting room with French doors opening onto the rear garden. The stylish contemporary kitchen has been thoughtfully designed to maximise both space and practicality, complemented by a useful pantry/store with external side access.

To the first floor, the property offers three well-proportioned bedrooms, all served by a modern shower room fitted with a sleek white suite.

Externally, the property enjoys excellent kerb appeal with a raised planting area and a double-width driveway providing ample off-road parking. The generous rear garden has been designed for both relaxation and entertaining, featuring a paved seating area, mature planted borders, a raised garden with pond, and a substantial detached garage with an adjoining summer house. A covered side passage provides convenient pedestrian access to the front of the property.

Ideally positioned within a well-established residential location, the property is within easy reach of highly regarded schools, local shops, transport links and motorway networks, making it an excellent choice for growing families and commuters alike.









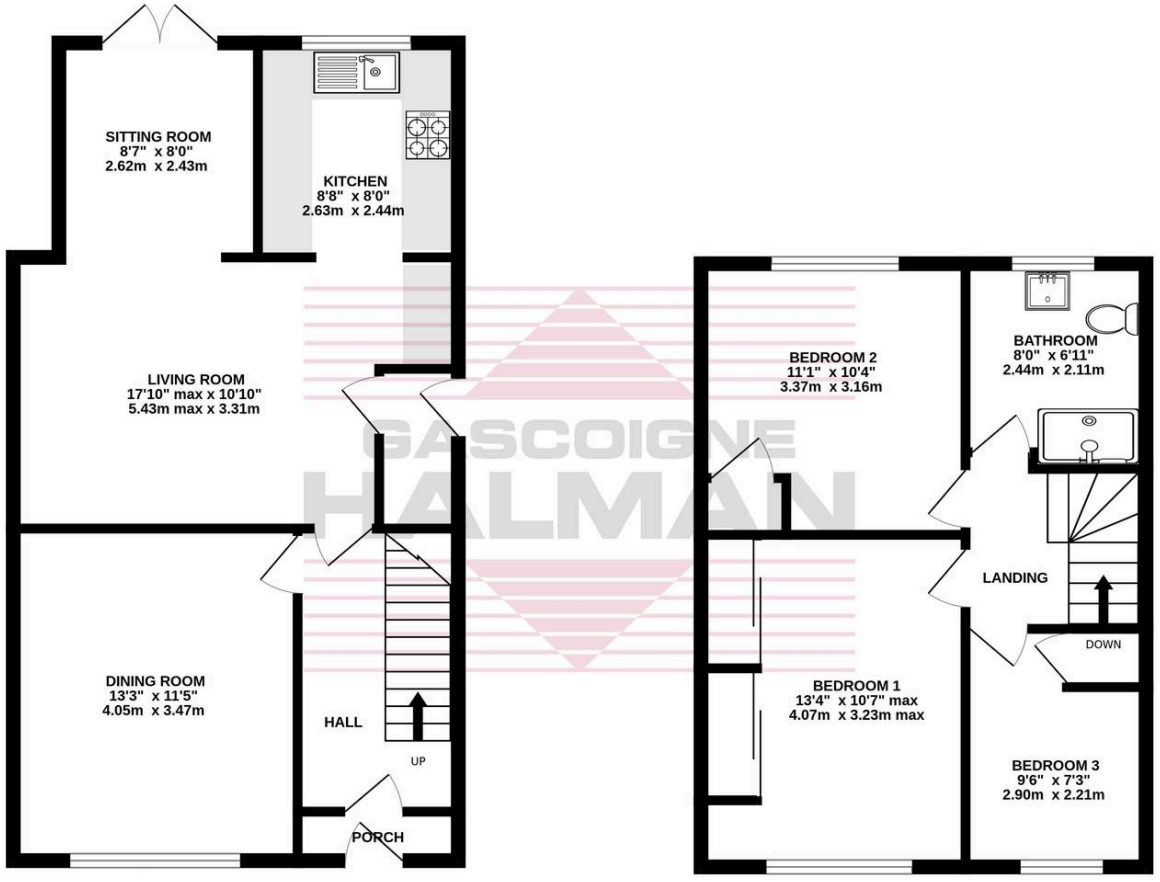






GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.

1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 996 sq.ft. (92.6 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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