



3 St. Anns Road South  
Heald Green SK8 3DZ  
O.I.R.O £500,000



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# 3 St. Anns Road South Heald Green SK8 3DZ

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Larger than average when constructed and since extended, this impressive traditional semi-detached house has also benefited from a loft conversion. Attractive period features such as tall ceilings, stained/leaded interior glazing and feature fireplaces blend with stylish contemporary fittings including bi-folding doors.

A wide reception hallway features a downstairs WC. There is a well-proportioned dining room with bay window to the front. The rear living room is of excellent proportions, with an extended section with bi-folding doors to the garden. A modern fitted dining kitchen completes the ground floor.

A turning staircase leads up to the first floor landing, with access to three double bedrooms and a family bathroom which is fitted with a white suite, with shower above the bath.

The second floor was formed through a loft conversion which was completed to building regulations in 2017, with a new roof covering also installed. This useful space comprises a landing area with roof window and storage into the eaves, plus a WC. There is also a fourth double bedroom which has two roof windows, with some restricted head height.

This stylish freehold property occupies a particularly generous garden plot, perfect for families. The house stands behind a garden area with a wide tarmac driveway providing off road parking space and leading through gates to a detached garage. To the rear is a large garden which has seating areas next to the house and at the end of the garden. A lawned expanse with decorative borders leads to a large timber summerhouse.

The property forms part of a highly sought-after residential area, with excellent transport links, popular schools and convenient amenities. An early internal inspection is advised.

- Larger Style Traditional Semi-Detached
- Extended Accommodation
- Loft Conversion
- Two Large Reception Rooms
- Dining Kitchen
- Downstairs WC
- Spacious Bedrooms
- Wide Driveway
- Garage & Summerhouse
- Large Rear Garden

Reception Hallway  
10'10 max x 9'7 max

Downstairs WC

Dining Room  
14'1 into bay x 13'4

Living Room  
20'0 x 13'5

Dining Kitchen  
15'3 x 9'1

First Floor Landing

Bedroom One  
14'3 into bay x 11'8

Bedroom Two  
13'5 x 11'8

Bedroom Three  
9'5 x 9'9

Family Bathroom  
4'10 max x 9'9 max

Second Floor Landing

WC

Bedroom Four  
9'0 max x 14'3 max (some restricted head height)

Externally

Garden area with a wide driveway providing off road parking space.  
Gates to the side with access to the rear and the detached garage.  
Enclosed garden to the rear with seating area, large lawn.  
Decorative borders and large timber summer house (approx 15'10 x 11'5)

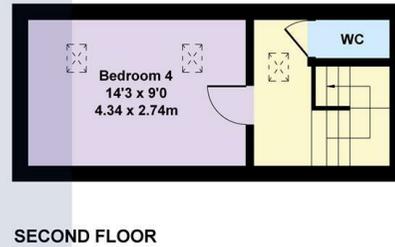
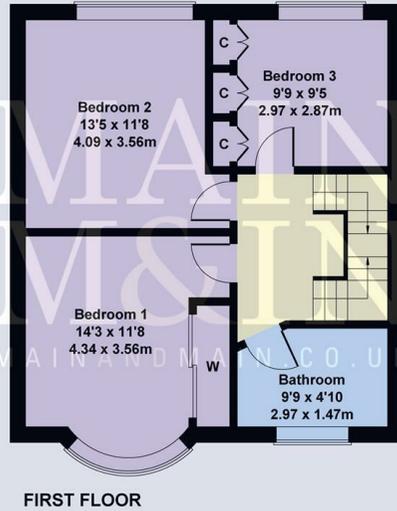
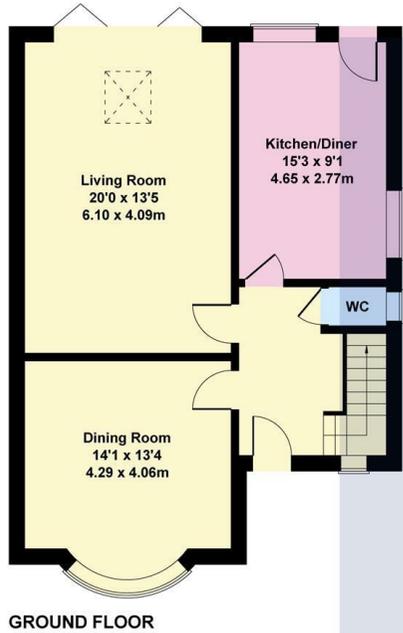


Tenure: Freehold  
Council Tax: Stockport D



**St Anns Road South**

Approximate Gross Internal Area  
1477 sq ft - 137 sq m



Not to Scale. Produced by The Plan Portal 2025  
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To view this property call Main & Main on 0161 437 1338

