

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

215 Styal Road,
Heald Green SK8 3UA



£400,000

Immaculate Condition
Underfloor Heating To Kitchen, Bathroom and Utility
Stunning Kitchen/Diner
Beautiful Bathroom
Manicured Garden
Large Loft Space
Potential To Extend (STPP)
No Chain

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A stunning detached bungalow located in a desirable area, offering modern accommodation complete with underfloor heating. Both double bedrooms are of a good size and the pretty rear manicured garden is a ideal for morning coffees and afternoon teas. The graveled driveway provides parking for multiple vehicles and this property is within close proximity to John Lewis & Cheadle Royal and the motorway networks leading to Manchester City and the Airport.

Living Room 15' 9" x 11' 1" (4.80m x 3.38m) Good sized space, light and airy with bay window, fitted curtains, spotlighting and carpeted flooring.

Kitchen/Diner 18' 9" x 14' 3" (5.71m x 4.34m) Stunning modern kitchen, featuring underfloor heating to the Mandarin Stone floor tiles, base and eye level gloss units, quartz worktops, induction hob with extractor fan, Bosch double oven, built-in fridge, open shelving, French style shutters to the front window and patio doors which leads to the rear garden, spotlights.

Utility 5' 10" x 4' 11" (1.78m x 1.50m) Floor tiles continuing from the kitchen, relatively new boiler, plumbing for washing machine and dryer, underfloor heating, eye level cupboard, worktops.

Bedroom One 11' 5" x 10' 7" (3.48m x 3.22m) Large double bedroom overlooking the garden, carpeted flooring, spotlighting, modern wall mounted upright radiator.

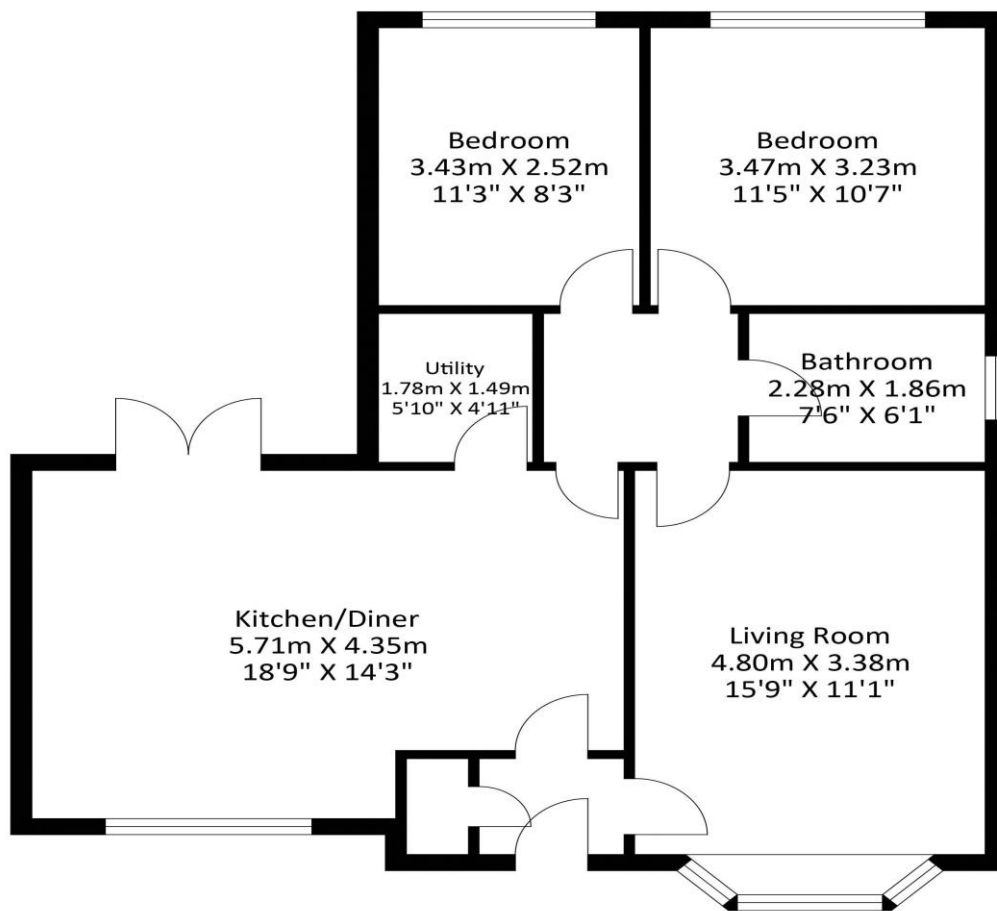
Bedroom Two 11' 3" x 8' 3" (3.43m x 2.51m) Large window overlooking the garden, carpeted flooring, spotlights, fitted double wardrobes, modern upright wall mounted radiator.

Bathroom 7' 6" x 6' 1" (2.28m x 1.85m) Beautiful modern fully tiled bathroom comprising of walk in shower with rain and handheld shower heads, wall hung WC, vanity sink, heated towel rail and underfloor heating.

Rear Garden Manicured garden predominantly laid to lawn, a wide variety of mature specimen plants and trees, stocked borders, also featuring a large patio area for al fresco entertaining.

External Front The property itself, has a Stucco finish, the private drive is gravel offering parking for multiple vehicles.

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Approximate Floor Area
815.90 sq. ft
(75.80 sq.m)

Approximate Gross Internal Area = 75.80 sq m / 815.90 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline only or guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, including gas central heating and so cannot verify they are in working order or fit for their purpose. Further more solicitors should confirm movable items described in the sales particulars are, in fact included in the sale since circumstances do change during marketing or negotiations. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**