

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

26 Queensway,
Heald Green, SK8 3JE



£625,000

**A Spacious and Beautifully Presented Four Bedroom
Detached House**

Two Reception Rooms

Fitted Kitchen / Breakfast Room

Downstairs WC

Master Bedroom With En-Suite

Utility Room

Beautifully Maintained South Facing Rear Garden

Garage & Workshop

Callaghans Estate Agents

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A beautifully presented four bedroom detached family residence, briefly comprising of: Entrance hallway, living room, dining room, kitchen/breakfast room, ground floor WC. utility room. To the first floor, there are four bedrooms, master with en-suite shower room. Family bathroom, study area, good size and well maintained south facing rear garden, work shop and covered storage area, garage, driveway providing off road parking. The property is situated in a popular location close to Heald Green village and local amenities, within easy reach of the Motorway network, Manchester Airport and the super stores on the A34 bypass.

Front Double wrought iron gates giving access to a paved driveway leading to the garage. Well maintained front garden with lawn area and well established borders with shrubs and bushes. Single wrought iron gate giving access to a pathway leading up to arched double wooden gates which provide access to the rear of the property .

Open Porch Quarry Tiled Step

Entrance Hallway The property is entered through a part glazed wooden front door, under stairs storage cupboard, radiator, stairs to first floor and an obscured glass UPVC double glazed window to the side.

Living Room 23' 7" x 12' 2" (7.2m x 3.7m) UPVC double glazed leaded bay window to the front aspect, UPVC double glazed sliding patio doors to the rear garden, decorative plastered ceiling, coving, dado rail. Marble fireplace and hearth with living flame gas fire and a radiator.

Dining Room 11' 10" x 11' 10" (3.6m x 3.6m) UPVC double glazed leaded window to the rear aspect, decorative plastered ceiling, coving and dado rail. Brazilian Cherry wooden flooring and a radiator.

Kitchen/Breakfast Room 21' 8" x 10' 2" (6.6m x 3.1m) UPVC double glazed leaded window to the front aspect and a UPVC double glazed leaded window to the rear aspect, a range of wall and base units with under cabinet lighting, contrasting granite work tops and up stands, integrated dishwasher, integrated fridge freezer, built in electric oven and microwave, five ring gas hob with extractor above, tiled splash backs, inset ceiling lighting. Amtico floor tiles and a radiator.

Utility room Sliding door giving access to the side of the property, space and plumbing for washing machine, cupboard housing the boiler and Amtico floor tiles.

Downstairs WC Obscured glass UPVC double glazed window to the side aspect, low level WC. Wash hand basin and a radiator.

First Floor Landing UPVC double glazed leaded window. Access to a boarded loft space via a sliding loft ladder. Archway to :

Study Area UPVC double glazed leaded window to the front elevation. Ample space for desk etc.

Bedroom One 14' 5" x 8' 10" (4.4m x 2.7m) UPVC double glazed leaded window, bespoke fitted wardrobes, coving and a radiator.

En-suite UPVC double glazed obscured leaded glass window to the rear. Shower cubicle, vanity unit with granite top and wash basin, low level WC. Inset ceiling lighting, chrome ladder radiator and fully tiled walls.

Bedroom Two 12' 6" x 11' 10" (3.8m x 3.6m) UPVC double glazed leaded window, vanity unit, bespoke fitted wardrobes, coving and a radiator.

Bedroom Three 12' 2" x 12' 2" (3.7m x 3.7m) UPVC double glazed leaded window, vanity unit, fitted wardrobes, coving and a radiator.

Bedroom Four 10' 2" x 10' 2" (3.1m x 3.1m) UPVC double glazed leaded window to the rear, vanity unit, built in wardrobes, wooden flooring and a radiator .

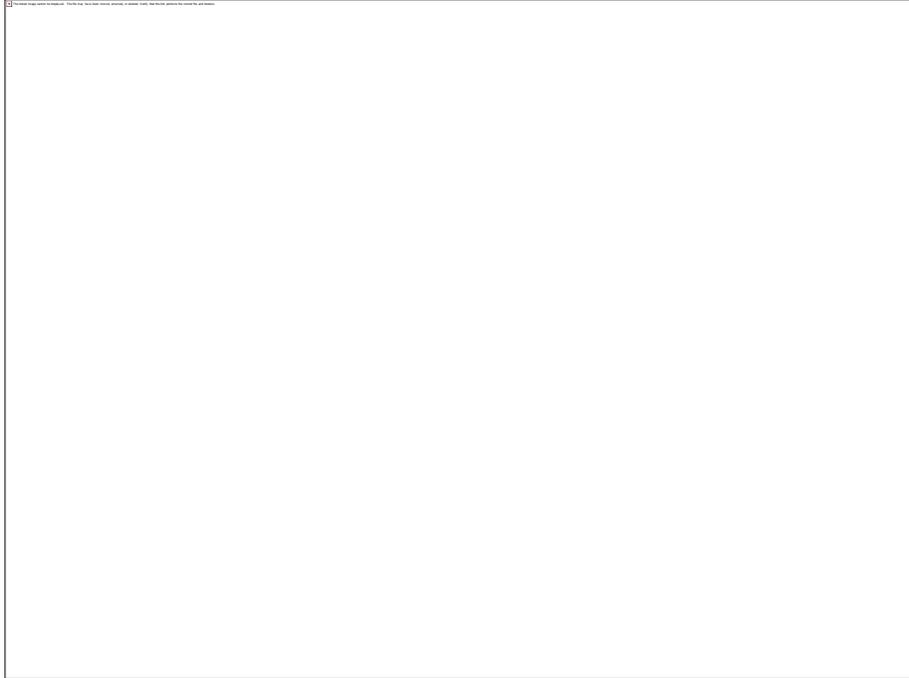
Family Bathroom Obscured glass UPVC double glazed windows to the front and side, corner bath, shower cubicle, vanity unit with granite top housing a water pressure booster pump which serves the shower, low level WC. Inset ceiling lighting and a chrome ladder style radiator .

Rear Garden This beautifully maintained south facing rear garden is mainly laid to lawn, fully enclosed by wooden fencing. There is a york stone patio area, well established borders with shrubs and bushes. Looking from the rear of the property to the right there is a covered storage area with a door providing access to the front and to the left there is a pathway also giving access to the front of the property though an arched double wooden gate.

Work Shop Accessed by a wooden door, two UPVC double glazed windows and a door leading to the garage .

Garage Accessed through an up and over door and a door to the rear leading into the work shop.

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