

Callaghans

Independent Estate Agents, Surveyors, Valuers and Mortgage Brokers

12 Carnoustie Drive,
Heald Green, SK8 3EW



£520,000

Exceptionally Maintained
Mature Maintained Gardens
Large Breakfast Kitchen
20Ft Living Room
Corner Plot
Quiet Cul-De-Sac Location

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A superbly presented detached abode in ready to move in condition, offering substantial living accommodation, mature maintained gardens and off road parking occupying a corner plot on a quiet residential cul-de-sac. Freshly redecorated throughout, this family residence exudes an air of tranquillity and homeliness. Situated in a popular location close to Heald Green village, John Lewis and Handforth Dean this property is also convenient for transport into Manchester City Centre, Manchester airport and the beautiful Cheshire Countryside.

Living Room 20' 7" x 11' 7" (6.27m x 3.53m) Ideal for family entertaining, the 20' living room is bright and spacious, opening out to the under stairs hall area which is a perfect spot for a study spot. Leading through to the dining room area.

Dining Room 11' 3" x 9' 11" (3.43m x 3.02m) Opening through from the living room, the dining area offers access via patio doors to the rear garden.

Kitchen/Breakfast Room 16' 3" x 13' 10" (4.95m x 4.21m) Substantial in size, the kitchen offers a designated dining space, has tiled flooring, has a fitted country style kitchen with base and wall mounted units, integrated gas hob, double electric oven, dishwasher and plumbing for washing machine and tumble dryer. The three large windows flood the room with natural daylight. There is access to the rear garden and integral garage.

Downstairs WC 6' 2" x 2' 7" (1.88m x 0.79m) Comprises of both toilet and small sink.

Bedroom One 12' 10" x 11' 4" (3.91m x 3.45m) Good size bedroom to the front aspect of the home, recently decorated to include new carpets. The large window floods the room with natural daylight.

Bedroom Two 10' 11" x 10' 2" (3.32m x 3.10m) To the rear of the property, the spacious double bedroom is bright and airy.

Bedroom Three 11' 1" x 7' 2" (3.38m x 2.18m) To the rear of the property overlooking the rear garden.

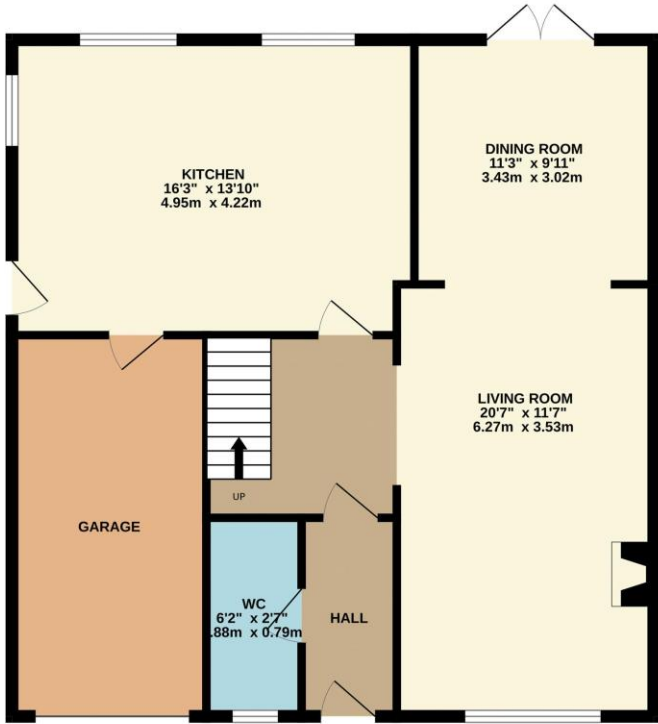
Bedroom Four 9' 4" x 7' 3" (2.84m x 2.21m) To the front aspect of the property this room can be utilised as a single bedroom or home office. There is a cupboard for storage.

Bathroom 7' 7" x 6' 4" (2.31m x 1.93m) Fully tiled bathroom currently with a walk-in double shower with both rain head and shower handset, vanity sink unit, WC with vanity unit and dual aspect windows.

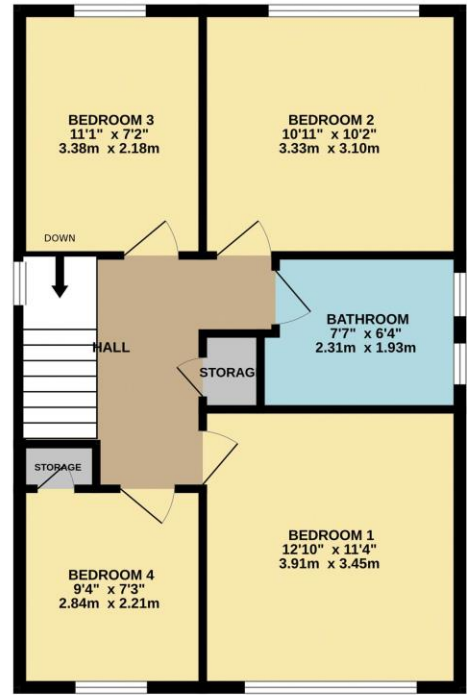
Exterior Front To the front of the property there is a double drive way plus integral single garage. A beautifully maintained laid to lawn garden bordered with shrubs.

Exterior Rear To the rear and side of the property are well maintained gardens, laid to lawn plus three patio areas, ideal for alfresco dining and entertaining.

GROUND FLOOR
923 sq.ft. (85.8 sq.m.) approx.



1ST FLOOR
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 1559 sq.ft. (144.8 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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