



Etchells Road, Heald Green, SK8 3AT

£500,000

4 1 2



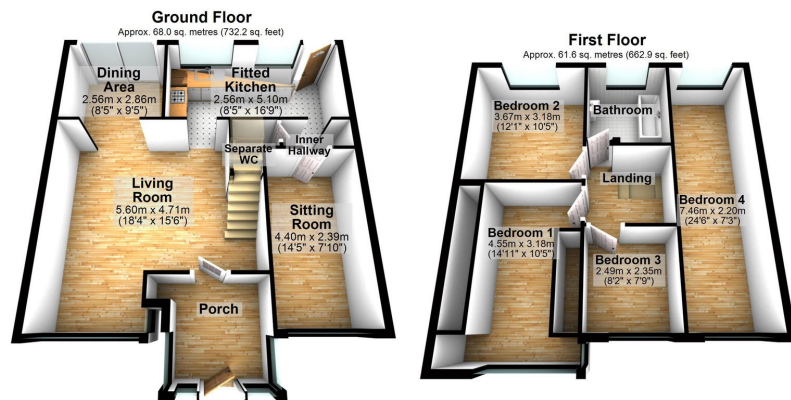
Conveniently located in a sought after part of Heald Green, close to well regarded schools, excellent local shops, and superb transport links, this substantially extended four bedroom semi detached home offers the ideal combination of style, space, and everyday convenience for the modern family.

The ground floor delivers a real sense of flexibility with a large, versatile living room flowing into a dining area. There is a sleek contemporary fitted kitchen with a range of appliances and granite work tops, a separate sitting room perfect for a playroom or snug, and a useful ground floor WC. Upstairs you'll find four well proportioned bedrooms and a luxury family bathroom/WC.

Additional features include smart home technology, gas central heating, and double glazing throughout. The front offers extensive parking for multiple cars, while the rear boasts a large lawned garden, which is not overlooked, that includes a superb garden pod, ideal as a home office or gym.

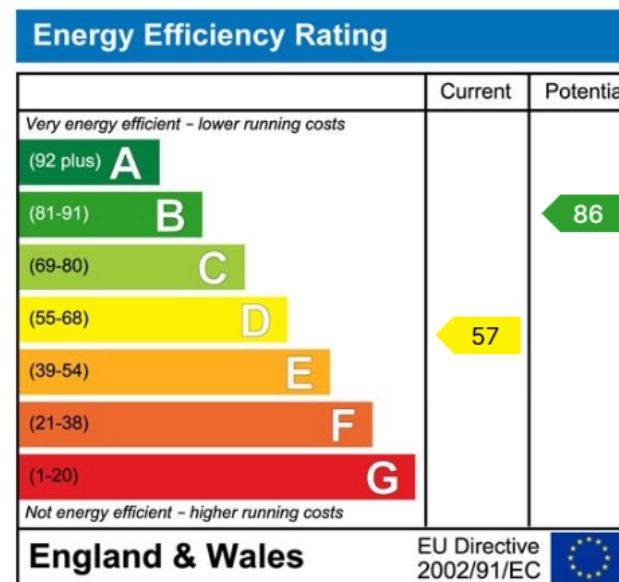
With the village centres of Heald Green and Cheadle Hulme close by, train stations, Manchester International Airport and major road links all within easy reach, this move in ready home is perfect for families wanting space to grow in a location that truly works for busy lifestyles.





Total area: approx. 129.6 sq. metres (1395.1 sq. feet)

- Extended four bedroom family semi
- Large living/dining space and separate sitting room
- Stylish contemporary fitted kitchen
- Useful ground floor WC
- Four good size bedrooms
- Luxury bathroom/WC combined
- Large lawned family friendly rear garden
- Garden pod—ideal home office
- Parking for multiple cars
- Schools, shops & transport close by



Your home may be repossessed if you do not keep up repayments on your mortgage N.B. Maurice Kilbride Residential Sales and Lettings Limited for themselves and for the vendors or lessors of this property whose agents they are given notice that; 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lesser and do not constitute part of an offer or contract. 2. All descriptions, dimensions, references and condition or necessary permission for use and occupation and other details are given without responsibility or intending purchasers or tenants should not rely on them as statement or representations of face must satisfy themselves in inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Maurice Kilbride Residential Sales or Lettings Limited has any authority to make or give any representation or warranty whatever in relation to this property.