

MAURICE KILBRIDE

RESIDENTIAL SALES & LETTING AGENTS

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9 Arrowsmith Drive, Heald Green, SK8 3XD

Offers Over £625,000

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Contemporary Family Living with Space, Style and Outstanding Energy Efficiency

Occupying one of the more generous plots on Bloor Homes' popular Foxcote development in Heald Green, this impressive four bedroom detached home combines contemporary design, outstanding energy efficiency and a host of thoughtful upgrades.

Built just two years ago, the Harwood design offers 1,400 square feet of beautifully arranged accommodation, ideal for modern family living.

At the heart of the home is a superb 26ft open-plan contemporary fitted kitchen, dining and family room featuring an upgraded waterfall island and French doors opening onto the garden. A separate lounge, dedicated home office, downstairs WC and useful utility storage provide excellent flexibility for everyday life.

Upstairs are four well proportioned double bedrooms, including a principal bedroom with fitted wardrobes and en-suite shower room, alongside a contemporary family bathroom.

Outside, the particularly generous and private rear garden features an established lawn, patio, lighting and external power. A driveway provides parking for approximately three vehicles, together with a powered garage.

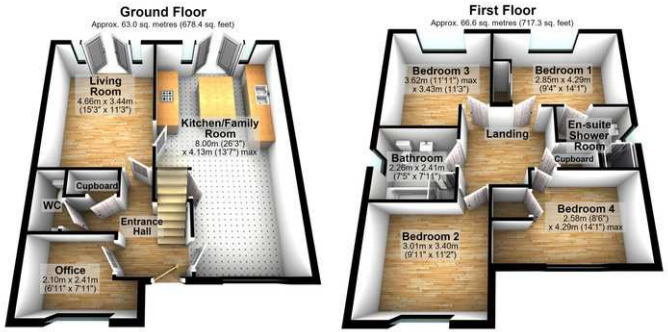
Ten roof mounted solar panels, forming a 4.6kW system, further enhance the home's energy efficiency and help reduce running costs.

The location is equally appealing, with excellent local schools, Manchester Airport less than ten minutes away by car under normal conditions, and convenient transport links to Manchester, Stockport and Wilmslow. The nearby motorway network also makes this an excellent choice for commuters.

This is a superb opportunity to acquire a beautifully upgraded, nearly new family home in a highly convenient location.







Total area: approx. 129.7 sq. metres (1395.7 sq. feet)

- Impressive Detached Family Home
- Built by Bloor Homes Approximately Two Years Ago
- 1,400 Sq Ft of Contemporary Accommodation
- Superb 26ft Open-Plan Kitchen, Dining & Family Room
- Upgraded Waterfall Kitchen Island & Separate Lounge
- Four Double Bedrooms, En-Suite & Family Bathroom
- Dedicated Home Office & Downstairs WC
- Ten Solar Panels – 4.6kW Energy Generation System
- Generous, Landscaped Rear Garden with Open Outlook
- Driveway Parking for Three Cars & Powered Garage





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