



**155 Styal Road,  
Heald Green,  
SK8 3TX**

A stunning individual, 5 bed detached bungalow plus a separate annexe, providing versatile family accommodation that is sure to impress. The bungalow stands in a superb plot with extensive block paved driveway and impressive gardens with basketball court and ornamental pond.

In brief the accommodation features. porch, hall, 25'6" lounge, large open plan kitchen/diner, snug/sitting room, study, five bedrooms, two en-suites, loft and superb family bathroom. In addition there is a separate garden annex with kitchen, shower room and sitting room. Whilst the details to follow endeavour to set out the accommodation a full internal inspection is an absolute must to fully appreciate the true size and standard of accommodation on offer.



# 155 Styal Road, Heald Green, Cheadle, SK8 3TX

## PURCHASE PRICE: £650,000

**DESCRIPTION:** A stunning individual, 5 bed detached bungalow plus a separate annexe, providing versatile family accommodation that is sure to impress. The bungalow stands in a superb plot with extensive block paved driveway and impressive gardens with basketball court and ornamental pond.

In brief the accommodation features. porch, hall, 25'6" lounge, large open plan kitchen/diner, snug/sitting room, study, five bedrooms, two with en-suites, loft storeroom and superb family bathroom. In addition there is a separate garden annex with kitchen, shower room and sitting room. (The annexe would be an ideal office for anyone working from home).

**Whilst the details to follow endeavour to set out the accommodation a full internal inspection is an absolute must to fully appreciate the true size and standard of accommodation on offer.**

In brief the property comprises: porch, hallway, lounge, kitchen/dining room, snug, master bedroom measuring 14'6 x 13'6 with en-suite and double glazed double opening doors to rear garden, bedroom two with en-suite, a further three bedrooms and family bathroom. Side porch. Garden with pond area. Basketball court that has the potential to change back to a garden area, fully enclosed with gated access with a good degree of privacy. The garden area is excellent for adults and children to enjoy. Block paved driveway with gated access offering a good degree of privacy. Flower/shrub borders. Generous parking space for several vehicles.

**Porch** Double glazed door to front elevation, double glazed windows to front and side elevations, tiled floor.

**Hallway** Door to porch, laminate flooring, four central heating radiators, loft access (fixed staircase offering storage area with sky light and central heating radiator, light and power), access to side porch, snug and bedrooms.

**Lounge (25'6 x 11'3)** Double glazed window to front elevation, double glazed sliding patio door leading to rear elevation, two central heating radiators, fireplace housing electric fire, T.V. point, doors to kitchen and hallway.

**Office / Study (8'8 x 7'4)** Double glazed window to front elevation, central heating radiator.

**Kitchen/Diner (17'6 narrowing to 8'9 x 23'2 narrowing to 12'5)** Comprehensive range of base and wall units, glazed shelved display units, open display shelving, rolled work top housing one and a half bowl sink unit and single side drainer, mixer tap, inset ceiling lights, spaces for fridge and freezer, complementary tiling, built in cooker with extractor fan over, laminate flooring, T.V. point, double glazed window to front and rear elevations, double glazed door to side elevation. Door to back garden.

**Snug (13'4 x 11'8)** Double glazed window to front and side elevations, central heating radiator, T.V. point, coved ceiling.

**Master Bedroom (14'6 into dressing area x 13'6)** Double glazed double opening (french) doors leading to rear garden, double glazed window to side elevation, central

heating radiator, tv point.

**Master En-suite** Modesty double glazed window to side elevation, tiled floor, low level W.C. complementary tiling, vanity wash hand basin with storage below, shower cubicle fully tiled housing shower, central heating radiator, wall mounted extractor fan.

**Bedroom Two (10'3 x 10'3)** Double glazed window to side elevation, central heating radiator, tv point.

**En-suite** Modesty double glazed window to side elevation, tiled floor, fully tiled shower cubicle housing shower, vanity wash hand basin with storage below, central heating radiator, complementary tiling. low level W.C.

**Bedroom Three (10'7 x 10')** Double glazed window to side elevation, central heating radiator, tv point.

**Bedroom Four (10'1 x 9'5)** Double glazed window to side elevation, central heating radiator.

**Bedroom Five (10'3 x 9'6)** Double glazed window to side elevation, central heating radiator.

**Family Bathroom (14'3 x 6'2)** Modesty double glazed window to rear elevation, complementary tiling, corner bath/jacuzzi, tiled floor, double vanity wash hand basin with storage below, tiled floor, fully tiled shower cubicle housing shower, central heating radiator.

**Annexe** Kitchen/ shower room and lounge/bedroom area.

**Annexe Kitchen (8'8 x 6'3)** Comprehensive range of base and wall units, rolled work top housing hob with extractor fan over, built in oven, complimentary tiling, stainless steel sink unit and single side drainer, mixer tap, spaces for washing machine and fridge, inset ceiling lights, central heating radiator, double glazed door to front elevation, small paned modesty glazed door to lounge/bedroom.

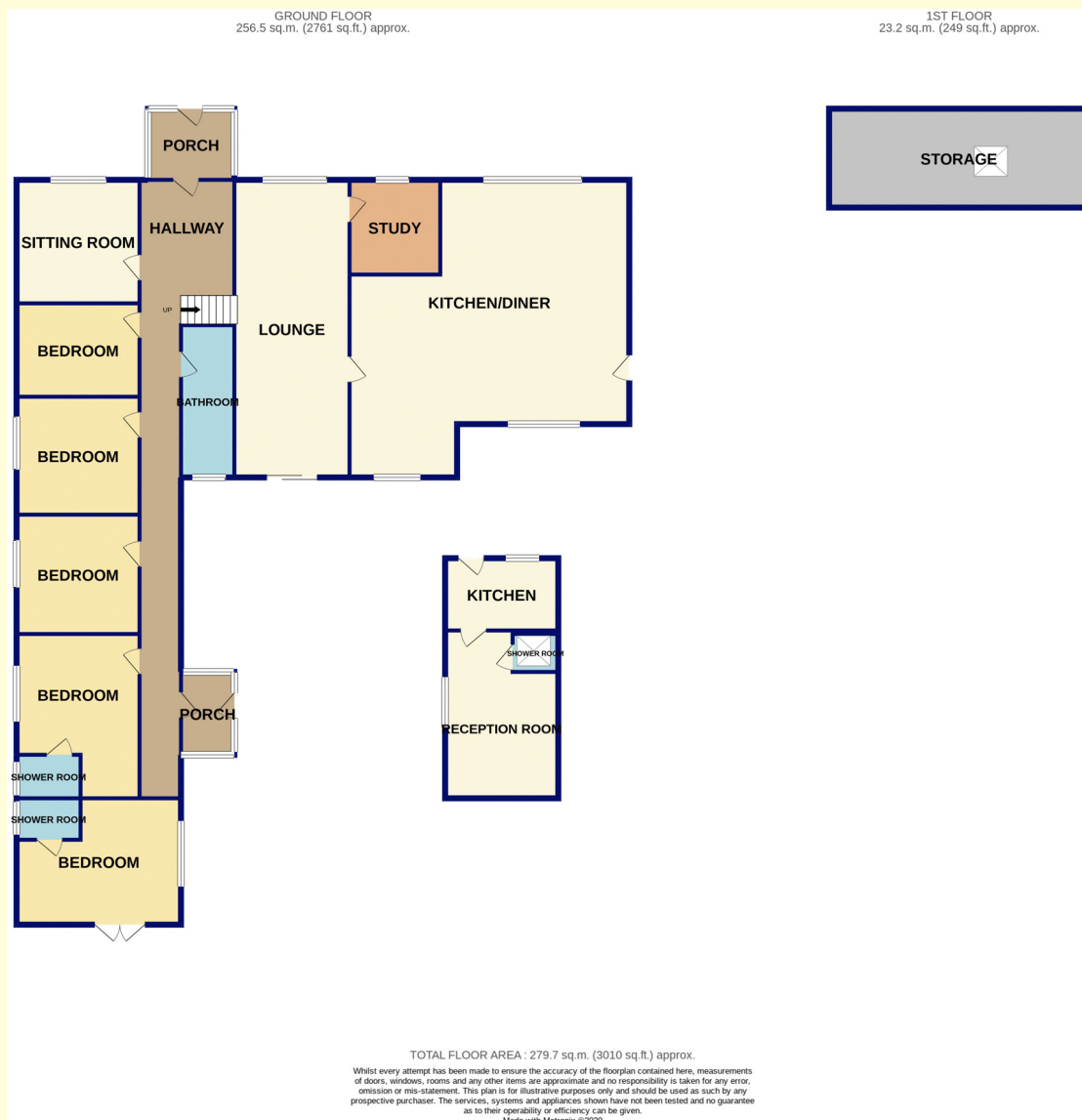
**Annexe Recept Room 17'5 x 10'2)** Double glazed window to side elevation, central heating radiator, T.V. point, inset ceiling lights and double glazed window to rear elevation.

**Annexe Shower Room (17'5 x 10'2)** Sky light, tiled floor, fully tiled shower cubicle housing shower, vanity wash hand basin with storage below, low level W.C. wall mounted mirror and central heating radiator.

**Outside** Extensive block paved driveway providing ample off road parking with wrought iron gates to front elevation, well stocked flower/shrub borders, fully enclosed rear garden with gated access to two sides of the property. Attractive pond area with flowers/shrub borders, lawned area, block paved area, large basket ball court/general play area, fence to sides and rear elevation, large work-shed (20 feet x 10 feet), small shed, outside water taps (2, front and rear of property), 4 power points (2 front and 2 rear of property).

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Please note that the gas central heating (if applicable) and other appliances mentioned in the above have not been tested by the Agents. Internal photos are reproduced for general information and it must not be inferred that any item shown is included with the property. Floor plans shown give only an indication of the property layout and may not accurately represent the true proportions/dimensions of the accommodation on offer.

REF: 13219





Opening Hours: Mon-Fri 9am-5.30pm Sat 9am-4pm



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