



**Haddon Road,
Heald Green,
SK8 3HN**

A superb, thoughtfully extended 5/6 bedroom family home offering versatile, well presented property which is sure to impress. In brief the accommodation comprises, entrance hall, large lounge/dining room, superb fitted kitchen, conservatory, bedroom 6/living room with en-suite shower room. To the first floor there are 5 well proportioned bedrooms and two modern bathrooms.

Outside a block paved driveway provides off road parking. The rear garden has been paved for ease of maintenance. In addition there is a detached garage and extra parking spaces to the rear. The property occupies an open corner position providing plenty of light to the property and gardens.



2 Haddon Road, Heald Green, Cheadle, Cheshire, SK8 3HN

PURCHASE PRICE: OFFERS OVER £425,000

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LOCATION: Haddon Road forms part of a mature, popular residential area and is situated approximately 1 mile from Heald Green centre which offers a good range of facilities catering for most everyday requirements. For the commuter Manchester international airport and access to the north west motorway network is approximately 3 miles away.

Entrance Hall 6.12m (20'1") max x 1.94m (6'4")

Attractive wooden front door with glazed side panels, double glazed window to side, radiator, laminate tiled flooring, cupboard with meters, recessed storage with hanging space and shelving for shoes, under stair storage cupboard, staircase to first floor, door to:

Living Room/Bedroom 6 4.86m (15'11") x 2.63m (8'8")

Double glazed window to front, double glazed window to side, radiator, laminate floor covering, door to:

Shower Room Fitted with three-piece suite comprising tiled shower cubicle, wall mounted vanity wash hand basin with storage under, low-level WC and tiled walls, heated towel rail, extractor fan, opaque double glazed window to side, tiled flooring, panelled ceiling.

Living Room 4.58m (15') x 3.47m (11'5") Double glazed window to front, radiator, telephone point, TV point, coved ceiling with recessed low voltage ceiling spotlights, sliding doors to:

Family Room 3.01m (9'10") x 2.70m (8'10") Double glazed double doors to Conservatory, open plan to:

Fitted Kitchen/Dining Room 5.13m (16'10") x 3.75m (12'4") max Fitted with a matching range of stylish contemporary base and eye level units with worktop space over, composite sink unit with single drainer and instant boiling hot water tap, integrated dishwasher and automatic washing machine, fridge/freezer, built-in electric oven, built-in five ring gas hob with extractor hood over, built-in microwave, mirrored wall tiling to work top areas, pelmet lighting, tiled floor, recessed down lighters, work surface extending to form breakfast bar, matching tall cupboard housing wall mounted Vailant gas combination boiler, double glazed window to rear, double glazed double doors to rear garden.

Conservatory 3.89m (12'9") x 2.52m (8'3") Half brick and uPVC double glazed construction with uPVC double glazed windows and polycarbonate roof, double radiator, laminate floor covering, double glazed double door to outside.

First Floor Landing Access to loft room with pull down ladder with potential for a variety of uses. Door to:

Bedroom 1 3.51m (11'6") x 3.48m (11'5") Double glazed window to rear, fitted with a range of wardrobes, plus matching dressing table and drawers, radiator.

Bedroom 2 3.83m (12'7") x 3.02m (9'11") Double glazed window to front, fitted with a range of wardrobes with mirrored sliding doors, hanging rail, shelving and cupboards, matching dressing table and wall cupboard, radiator.

Bedroom 3 2.87m (9'5") x 2.43m (8') Double glazed window to front, fitted wardrobe(s), radiator.

Bathroom Fitted with three piece suite comprising corner panelled bath with separate shower over, pedestal wash hand basin and low-level WC, tiled walls, heated towel rail, extractor fan, opaque double glazed window to rear, tiled flooring.

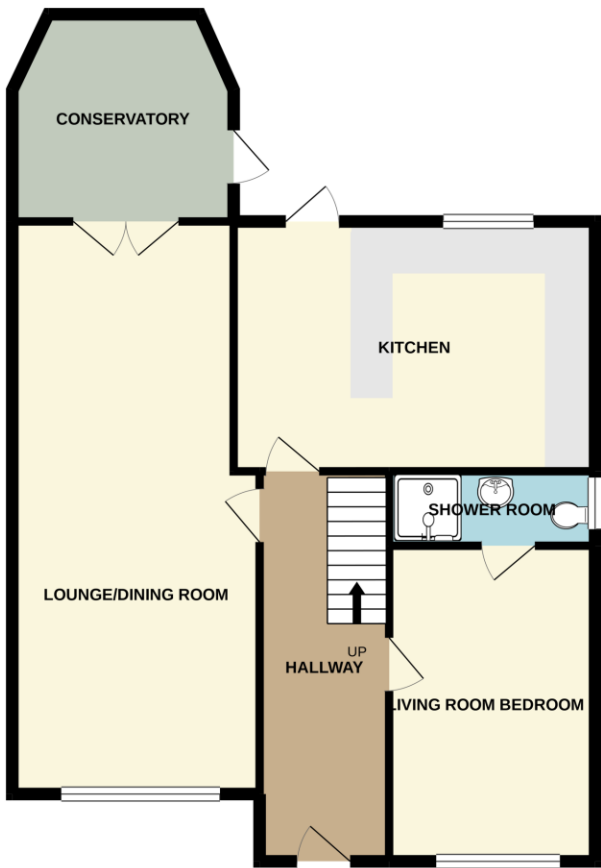
Bedroom 4 3.71m (12'2") x 2.67m (8'9") Double glazed window to front, built-in wardrobe(s), radiator, laminate floor covering.

Shower Room Fitted with three piece comprising tiled shower enclosure with glass screen, pedestal wash hand basin, low-level WC and heated towel rail, extractor fan tiled walls, tiled flooring, panelled ceiling with recessed ceiling spotlights.

Bedroom 5 3.07m (10'1") x 2.67m (8'9") Double glazed window to rear, radiator, laminate floor covering.

Outside The property occupies a large plot with gardens extending to the front, side and rear. To the rear is enclosed block paved low maintenance garden with high wooden fence and outside tap and external lighting. There is a gated side garden with further block paving. There is a gate to the rear to a further parking area for two cars and a detached brick single garage. At the front is an attractive, colourful block drive providing extensive off road parking facilities.**EPC Rating - B**

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: 13834



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



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