



£400,000 Offers Over

Hillary Avenue, Heald Green SK8 3AF

Semi-Detached House | 4 Bedrooms | 3 Bathrooms

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Step Inside

Key Features

- Gas central heating
- UPVC double glazing
- CAT5 internet points
- Driveway and garage
- High specification
- Attractive Garden
- Alarm installation

Property Description

Family home for sale

Main Particulars

Not what it first appears! Viewed from the road, this property looks like a normal semi-detached house but it is anything but! A programme of extension, remodelling and upgrading has created a spacious residence which simply must be seen in order to be fully appreciated.

The accommodation is finished to the highest of standards throughout and it comprises: Entrance porch, a superb open-plan living/dining room, large fitted kitchen, utility room, downstairs shower room and a huge extended room to the rear which can be used as a bedroom or additional reception room. There is internal access to the garage.

To the first floor, a landing gives access to two large bedrooms, the front with an en-suite bathroom with spa-type bath and the rear with an en-suite shower room. A door from the landing leads up to a converted loft room which has a roof window to the rear and a door giving access to a WC and washbasin.

The house stands behind a wide driveway which provides ample off road parking space. To the rear is a well-proportioned garden with decking sections, decorative borders and artificial lawn for ease of maintenance. There is a covered seating area and a further garden store room.

Hilary Avenue is a popular cul-de-sac which is well-placed for ease of access to amenities, transport networks and schools. An early viewing will be essential in order to avoid disappointment.

A deceptive, greatly extended and much improved semi-detached house.

Entrance Porch

Open plan Living/Dining Room 27'1" into bay x 18'2" maximum reducing to 8'2"

Kitchen 16'11" x 11'11"

Utility Room 6'4" x 5'8"

Downstairs WC 6'2" x 4'7"

Additional Reception Room/Bedroom 31'1" x 14'4" reducing to 10'2"

First Floor Landing

Bedroom 12'2" into bay x 11'9" reducing to 10'3"

En-suite Bathroom 7'9" x 6'1"

Bedroom 13'3" reducing to 10'1" x 11'11" reducing to 8'5"

En-suite Shower Room 8'5" x 5'4"

Loft Room 12'2" maximum x 11'8" maximum (some restricted head height)

WC

Externally:

Driveway leading to attached garage 15'10" x 12'8" reducing to 8'6".

Enclosed garden to the rear with garden store.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 8904035 Registered Office: , 8 Liverpool Road, Stoke on Trent, Staffordshire, ST4 1AT

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