



63 EASTLEIGH ROAD HEALD GREEN SK8 3EJ

NO CHAIN. This three bedroom mid mews property is situated in a central location in Heald Green. In brief the accommodation comprises: entrance hallway, downstairs wc, large open plan living and dining room and breakfast kitchen to the ground floor. To the first floor there are three bedrooms, the main bedroom with a built in storage cupboard and there is a modern stylish shower room. To the front of the property the driveway offers off road parking leading to the integral garage and to the rear there is an enclosed garden mainly laid to lawn with a patio area.

Entrance Hallway

UPVC double glazed entrance door. Radiator. Internal door leading to the downstairs WC. Internal door leading to the open plan living and dining space.

Downstairs W.C

Low level WC. Wall mounted wash hand basin with tiled splashback.

Lounge Diner

20' x 12'4

A large open plan living and dining area with window to the front aspect. Sliding patio doors leading to the rear garden. Wall mounted radiator. TV point. Open staircase leading to the first floor accommodation. Access to the kitchen diner

Kitchen Diner

12' x 8'9

The kitchen is fitted with a modern range of matching wall, base and drawer units with complementary roll top work surfaces. There is a one and a half sink bowl and drainer unit. Space for oven. Wall mounted gas boiler. UPVC double glazed window to the rear aspect. External door leading to the rear garden. Access to the integral garage

Integral Garage

17' x 8'9

Electric and gas meters. Up and over garage door. Space for utilities. Storage space.

Landing

Access to the first floor accommodation.

Bedroom One

14'10 x 9'5

Window to the rear aspect. Wall mounted radiator. Built-in storage cupboard providing storage and hanging space.

Bedroom Two

11' x 8'9

Window to the rear aspect. Radiator. Two separate fitted storage cupboards, providing hanging and storage space.

Bedroom Three

12'5 x 6'

Window to the front aspect. Wall mounted radiator

Shower Room

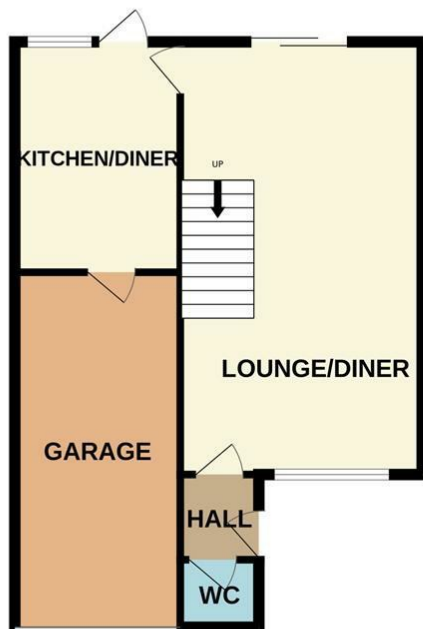
A modern and stylish fitted three-piece white suite comprising a low-level WC, pedestal wash hand basin with tiled splashback and a separate shower enclosure with glazed shower screen and shower fittings with tiled splashback. Window to the front aspect. Wall mounted radiator

Outside

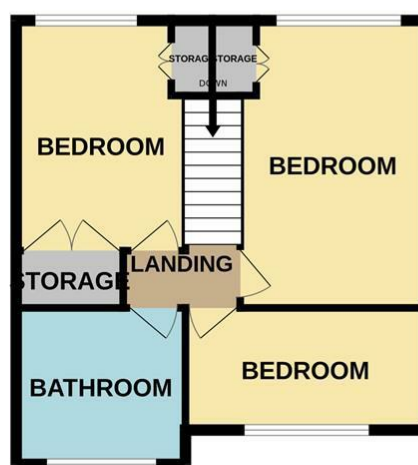
To the rear of the property there is an enclosed garden with perimeter fencing. The rear garden is laid mainly to lawn with a patio. To the front of the property there is a lawn front garden with paved driveway which provides off parking and leads to the integral garage.



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	