



jordan fishwick

26 ROSE VALE HEALD GREEN SK8 3RN
Offers Over £525,000

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A well proportioned five bedroomed detached bungalow situated at the head of the cul-de-sac overlooking Rose Vale park. This property offers excellent and versatile living space and has had historically (now out of date) planning permission granted to create a dormer bungalow with an additional four bedrooms with en-suites (the owner previously had planning permission for this but this would need to be reapplied for). The property lies off Brown Lane close to the amenities of Heald Green village which includes the Health Centre. The rail station is close by, with direct trains to Manchester. Good access to the Metrolink tram network and the M56/M60 motorway junctions. Manchester International Airport is also within easy reach. Heald Green is a popular area with plenty of schools and restaurants. This is a one off property for the area offering a unique opportunity to own an outdoor heated swimming pool. With approx. 1700 sq.ft the accommodation in brief comprises: entrance porch, hallway, lounge/bedroom with feature bay window, sitting room/bedroom also with a bay window, double bedroom, master bedroom with an en suite, lounge with double doors opening to the garden, kitchen, family bathroom with bathtub, w.c and wash basin, additional double bedroom with an ensuite and separate lounge/kitchen area offering the potential to be used as a separate annex or as a traditional bedroom and additional reception room. Externally to the front of the property is parking for multiple vehicles and a garage with an electric door ideal for storage. To the rear is a stunning garden overlooking the popular Rose Vale park, the garden has a fully functioning outdoor heated pool as well as two large garage units for further secure storage. Viewing highly advised.

Porch

Entrance Hallway

Bedroom/ Lounge

Bedroom/ Lounge

12'0" x 14'2"

Bedroom

12'0" x 9'5"

Bedroom

11'3" x 12'4"

Ensuite

10'3" x 7'9"

Bedroom

12'0" x 9'5"

Kitchen / living room (annex)

11'5" x 9'6"

Bathroom

Kitchen diner

9'4" x 15'1"

Lounge

18'9" x 10'4"

Outside

Garage

11'7" x 17'3"

With electric up and over door, ideal for storage.

Swimming Pool

Outdoor heated swimming pool.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		60	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	