



98 Queensway

Heald Green

Offers Over £460,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



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Heald Green

A modernised four bedroom detached family home near Heald Green Village with spacious living, new kitchen and bathrooms, large rear garden, off road parking, and flexible ground floor layout.

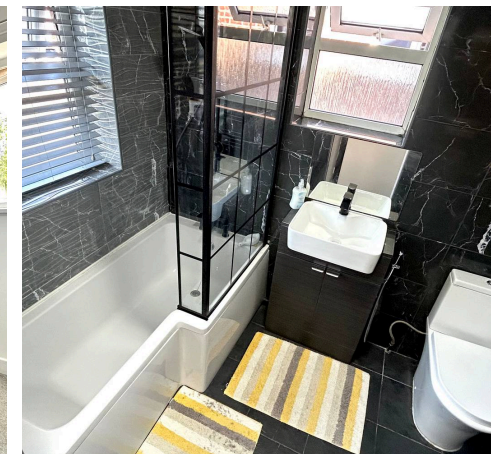
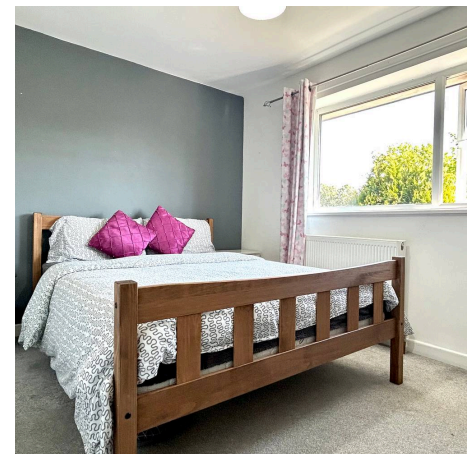
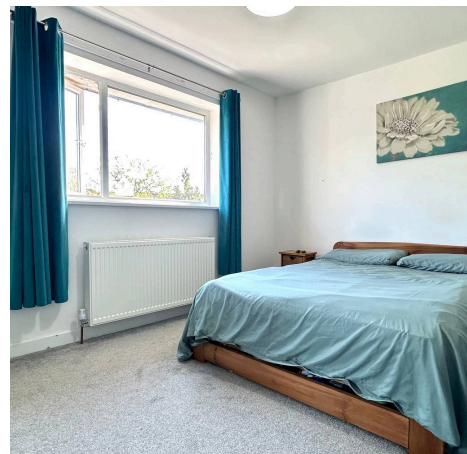
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Extended four bedroom detached family home
- Recently modernised including kitchen, bathroom, rewire and heating
- Spacious lounge plus separate dining room
- Modern fitted kitchen with practical workspace
- Versatile ground floor bedroom or home office
- Three well proportioned first floor bedrooms
- Large south facing rear garden with excellent potential
- Driveway parking for multiple vehicles



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This well extended four bedroom detached home offers spacious and versatile accommodation, having undergone a comprehensive programme of modernisation including a new kitchen, bathroom, rewire and central heating. Ideally located close to the amenities of Heald Green Village, the property is well suited to family living.

The ground floor features an entrance porch leading into a generously sized lounge, providing a comfortable space to relax. There is a separate dining room, ideal for family meals and everyday use, along with a recently updated kitchen fitted with modern units and practical workspace. A ground floor bathroom with walk in shower adds convenience, while a separate utility room offers useful storage and laundry space. The fourth bedroom on this level provides flexibility and could also be used as a home office, playroom or additional reception room.

To the first floor are three well proportioned bedrooms, offering ample space for a growing family, alongside a modern family bathroom fitted with contemporary fixtures.

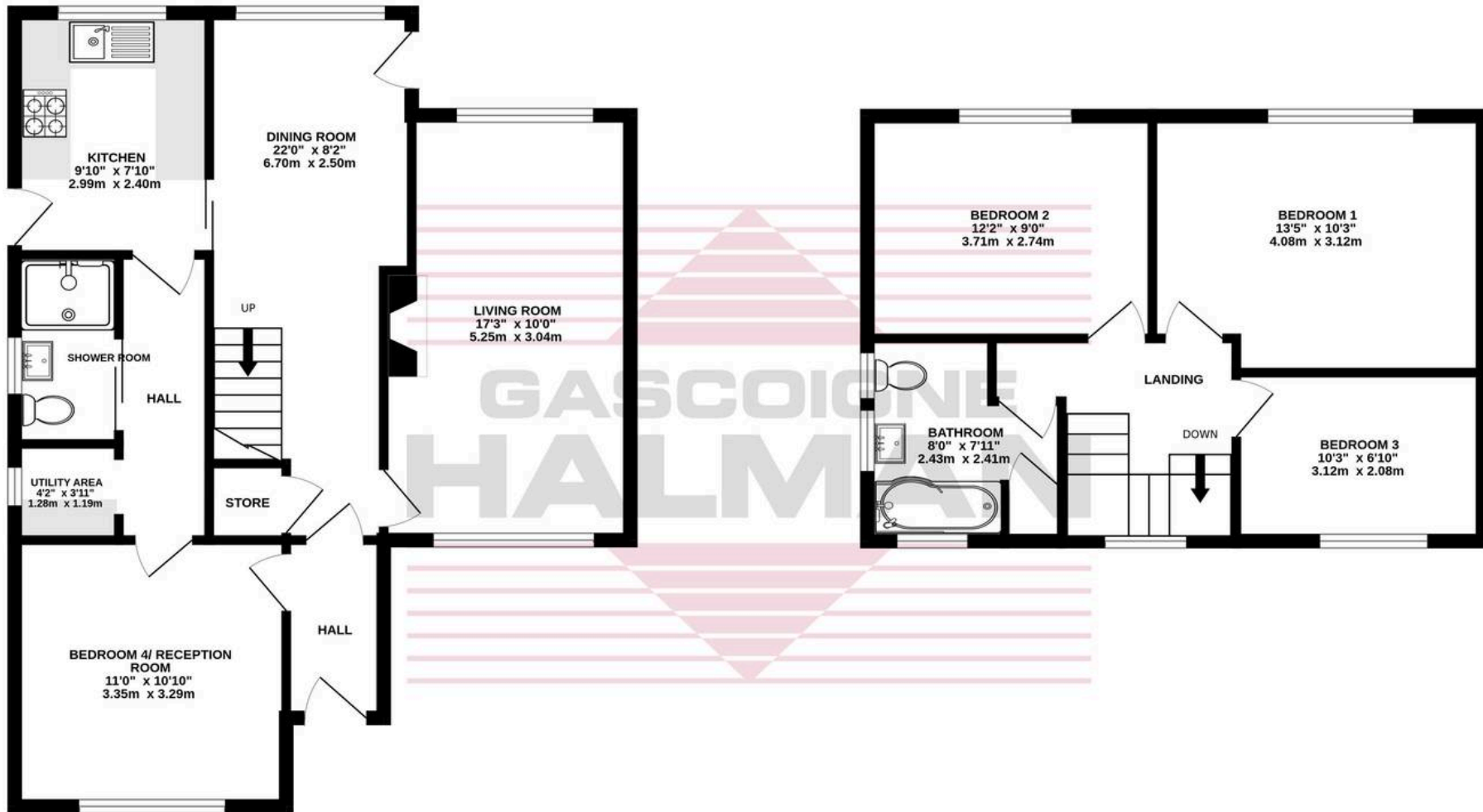
Externally, the property benefits from a driveway to the front providing off road parking for multiple vehicles.. To the rear is a particularly large south facing garden, offering excellent potential for outdoor use and future landscaping, all enclosed to provide a good degree of privacy.

Offering a practical layout, modern essentials and generous outdoor space, this property represents a solid family home in a convenient location. Viewing is recommended.



GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.

1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 1065 sq.ft. (98.9 sq.m.) approx.

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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