



19 Kirkham Road  
Heald Green SK8 3DS  
£390,000

MAIN  
M&IN

SALES · LETTINGS · AUCTIONS

MAINANDMAIN.CO.UK



# 19 Kirkham Road Heald Green SK8 3DS

£390,000

Located on the highly sought-after Kirkham Road, this stylish traditional semi-detached residence benefits from having three double bedrooms and a large garden.

The house stands behind a garden area with a long driveway providing off-road parking space. An entrance porch leads to an entrance hallway which has internal access to the large integral garage. If desired, this would suit conversion into further accommodation, subject to meeting the necessary regulations. A well-proportioned living room with bay window fronts the house, whilst to the rear is a modern fitted dining kitchen with patio doors leading out to the garden.

To the first floor a wide landing leads to the three well-proportioned bedrooms and an impressive contemporary bathroom which features a white suite, with bath, WC and a separate walk-in glazed shower enclosure.

To the rear of the property is a paved seating area and a large lawned expanse, with decorative borders and some established trees. There is pedestrian access alongside the house.

Kirkham Road is located just off Queensway, close to the amenities of Heald Green Village, with the large superstores such as John Lewis and Sainsburys also within easy reach. The area benefits from excellent transport links and popular schools for all age groups.

This is a home which must be viewed in order to be fully appreciated.

Tenure: Freehold  
Council Tax: Stockport D

- Three Double Bedrooms
- Beautifully Presented Accommodation
- Spacious Living Room
- Modern Dining Kitchen
- Stylish Contemporary Bathroom
- Large Integral Garage
- Gardens
- Driveway
- Sought-after Location
- Viewing Essential

Entrance Porch  
4'9 x 4'3

Entrance Hallway  
14'6 max x 3'10 max

Living Room  
14'2 into bay x 11'0

Dining Kitchen  
11'4 red to 7'8 x 19'10 max

First Floor Landing  
Access to loft.

Bedroom One  
14'7 into bay x 11'2

Bedroom Two  
10'7 x 11'2

Bedroom Three  
9'11 x 12'2

Bathroom  
7'8 x 8'5

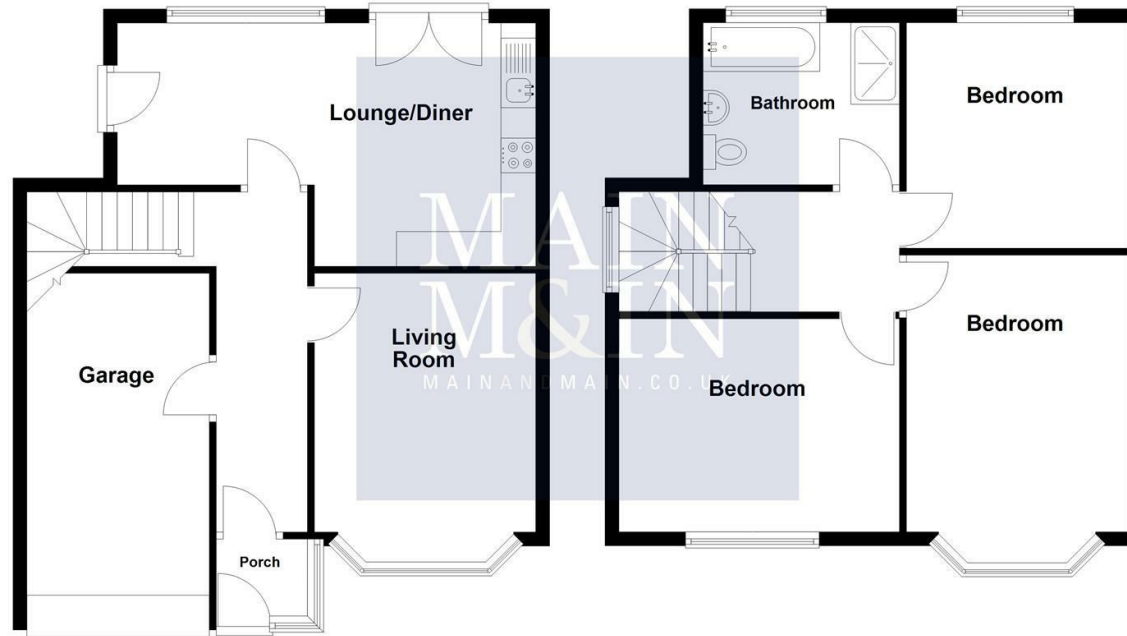
Integral Garage  
13'1 x 7'11  
With space/plumbing for washing machine.

Externally  
Lawned garden to the front with a long driveway providing off road parking space.  
Gated access to the side.  
Enclosed garden with seating area, lawn and decorative borders.



**Ground Floor**  
Approx. 55.7 sq. metres (599.9 sq. feet)

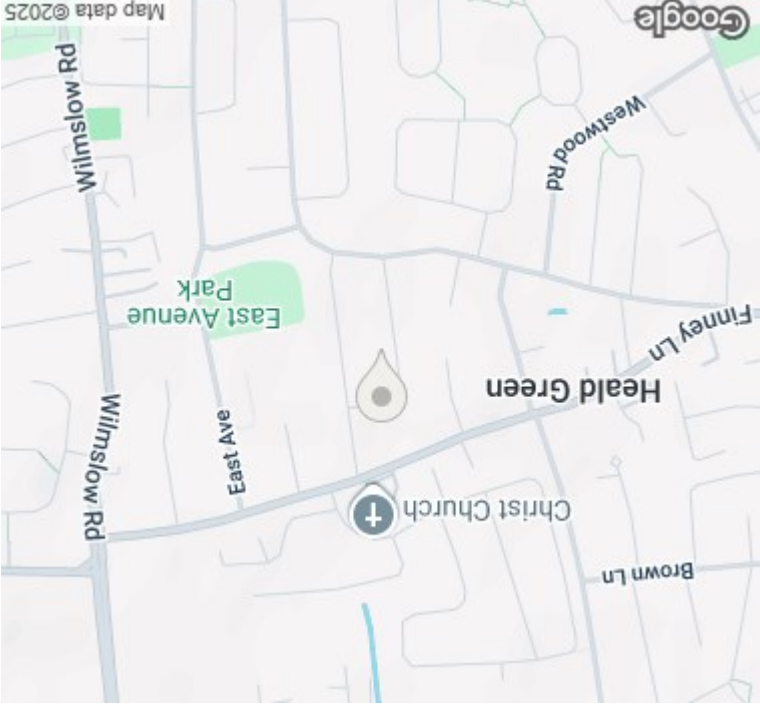
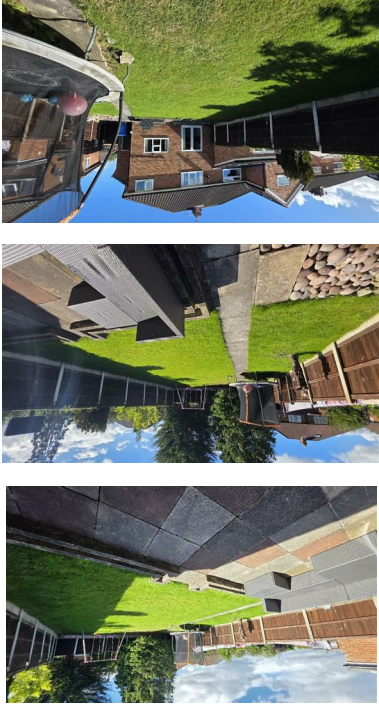
**First Floor**  
Approx. 51.0 sq. metres (549.2 sq. feet)



Total area: approx. 106.8 sq. metres (1149.1 sq. feet)  
**19 Kirkham Road**



To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

mainandmain.co.uk

Heald Green (Head Office) 198 Finney Lane • Heald Green • Stockport • SK8 3QA • Sales 0161 437 1338 • Auctions • 0161 437 5337

Lettings (1<sup>st</sup> Floor) 198 Finney Lane • Heald Green • Stockport • SK8 3QA • Lettings • 0161 491 6666



Company Registration No. 5615498