



33 St. Austell Drive
Heald Green SK8 3EF
£325,000

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33 St. Austell Drive Heald Green SK8 3EF

£325,000

Three Bedroom Semi detached, requiring modernisation.

Built in the 1950s, this property comes to the market with NO ONWARD CHAIN. It lies of Queensway close to Heald Green Village, transport and schooling. The accommodation comprises: Storm Porch, Hallway, Lounge, Dining Room, Kitchen, Landing, Three Bedrooms, Bathroom, Separate WC. Outside, attached Garage, gardens to the front and rear.

Of note is the fact the roof has been re-felted and tiled since being built. Once updated it will provide a lovely home in which to reside. It is a DIY enthusiast's dream!

- Gas Central Heating
- Three Bedrooms
- Modernisation Required
- NO ONWARD CHAIN
- Freehold
- A Great purchase

Storm Porch

Entrance Hall

12'6" x 6'4"

Glazed Door, Cloaks cupboard

Lounge

16' x 11'4"

Gas point

Dining Room

10'8" x 9'4"

Kitchen

9'5" x 7'3"

Wall Tiling, Fitted Cupboards, Gas Hob, Oven/Grill, Plumbing for washing machine

Larder

Landing

Bedroom One

14'3" x 10'4"

Fitted Wardrobes

Bedroom Two

12'2" x 10'4"

Bedroom Three

8'9" x 7'5"

Built in cupboards

Bathroom

7'5" x 5'6"

Part Tiled Walls, Panelled Bath, Wash Basin, Boiler cupboard with Wall Mounted Gas Boiler

Separate WC

Low Level WC

Outside

Attached Garage 30' x 7'8"

Gardens to the front and rear with lawns, flower beds, fencing (requiring cultivation)

Lease details

999 years from 29th May 1956

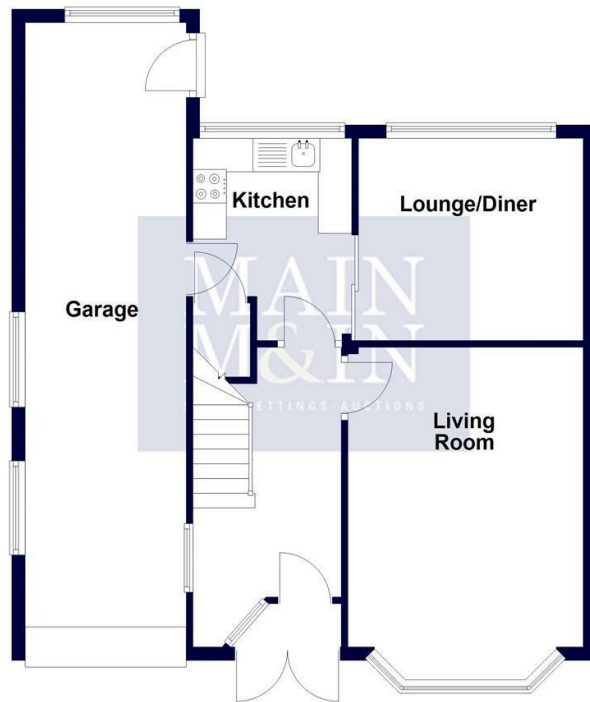
Ground rent £11 per annum fixed term

Tenure: Leasehold

Council Tax: SMBC C



Ground Floor

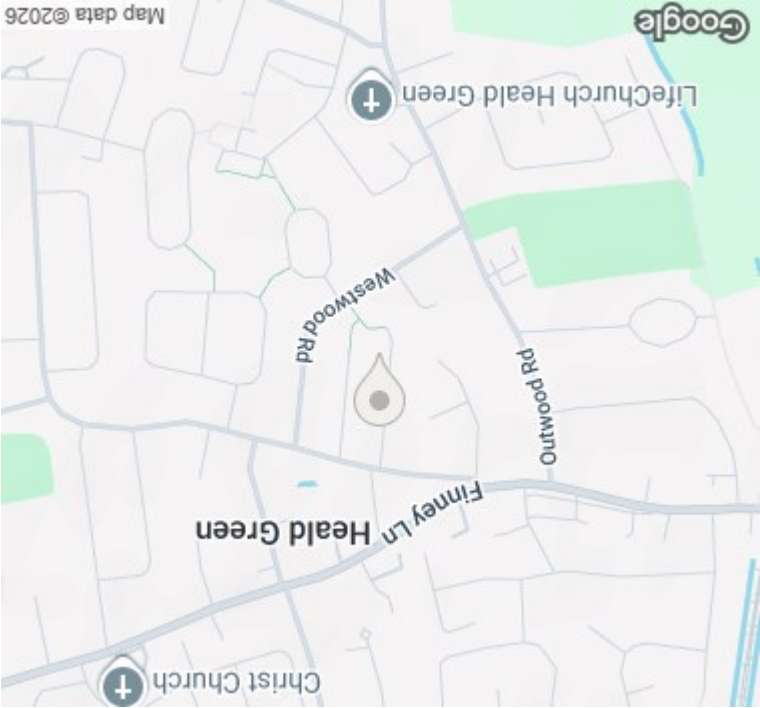


First Floor



33 St Austell Drive

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	England & Wales
Very energy efficient - lower running costs	Very environmentally friendly - lower CO2 emissions
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(55-68) D	(55-68) D
(39-54) E	(39-54) E
(21-38) F	(21-38) F
(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not environmentally friendly - higher CO2 emissions
Current	Potential
73	79

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