



6 Dawson Road  
Heald Green SK8 3AE  
Asking Price £354,500

MAIN  
M&IN

SALES · LETTINGS · AUCTIONS

MAINANDMAIN.CO.UK





# 6 Dawson Road Heald Green SK8 3AE

Asking Price £354,500

A FREEHOLD, older style sizeable semi detached with private rear gardens and three bedrooms requiring a degree of improvement. NO ONWARD CHAIN.

Situated off Wilmslow Road, this lovely semi is in immaculate condition throughout.

It has been redecorated throughout as well as new carpets fitted.

The property offers: Entrance Porch, Hallway, Downstairs WC, Lounge opening into Dining Room, Large Fitted Kitchen, Landing, Three excellent bedrooms, Bathroom/WC. Outside is a detached brick garage set back into the rear garden. The driveway therefore offers additional parking.

The property was re-roofed approximately twenty five years ago however some repairs are advised to the property which will enhance the end value. We have allowed for this within the asking price.

The area is well served with local shops, restaurants, bars and take-aways along with excellent transport links. Both the M56/M60 motorways and Manchester Airport are only a few miles away.

Viewing an ABSOLUTE ESSENTIAL AND A RARE OPPORTUNITY.

- Gas Central Heating
- PVCU Double Glazing
- Downstairs WC
- Three Excellent Bedrooms
- Re-Roofed approximately 25 years ago
- Private Rear Garden
- Freehold
- Some Improvements required
- NO ONWARD CHAIN

Entrance Hall

13'08 x 6'11

Understairs cupboard

Downstairs WC

Low level WC, Sink unit, Gas Boiler

Living Room

15'00 x 11'03

Electric fire with surround, sliding door to the rear

Dining Room

11'04 x 11'09

Opening to:

Kitchen

22'05 max x 9' max

Part tiled walls, fitted oven and grill, Gas hob with extractor hood over, plumbing for a washing machine, Pvcu Double glazed rear door.

Landing

7'00 x 6'10

Bedroom One

12'10 x 11'

Bedroom Two

11'09 x 11'

Bedroom Three

8'10 x 6'11

Bathroom/WC

8'05 x 6'09

3 Piece Suite, Bath with over shower, pedestal wash basin, w/c , Loft Access

External

Gardens to the front and rear with parking to the side, Detached garage 20'1" x 9'



Tenure: Freehold

Council Tax: SMbc D



**Dawson Road**  
Approximate Gross Internal Area  
1247 sq ft - 116 sq m



**GARAGE**

**GROUND FLOOR**

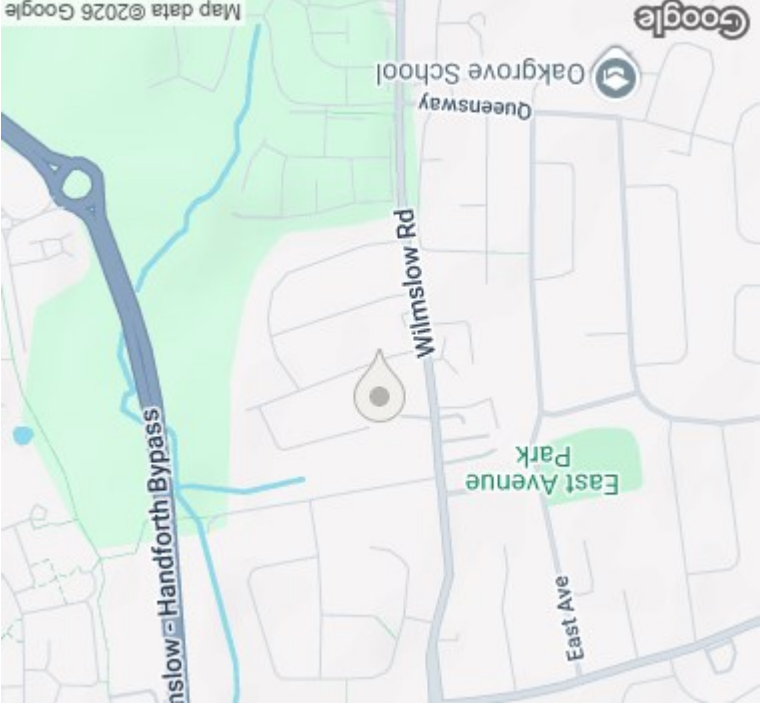
**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



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                     | Current | Potential |
| (92 plus) A                                                     | 80      |           |
| (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 |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (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 |         |           |
| England & Wales                                                 |         |           |

mainandmain.co.uk

Heald Green (Head Office) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ 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

