



16 Fylde Avenue
Heald Green SK8 3HL
£325,000

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£325,000

Situated off Queensway on a quiet cul-de-sac this bungalow sits at the end of the road and has a private rear garden.

The accommodation comprises: Entrance hallway, Lounge, Kitchen, Utility Room and Orangery has been added with access from the Lounge. Two Bedrooms, a shower room.

The bungalow stands behind a long front garden and driveway which provides plentiful off road parking space. A well-proportioned enclosed rear garden completes the property.

Fylde Avenue lies off Queensway giving easy access to the Village and larger stores on the A34 Bypass. Within three miles are both the M56/60 motorways and Manchester International Airport.

- Gas Central Heating
- PVCU Double Glazing
- Two Bedrooms
- Updating required
- Orangery
- No Onward Chain
- Freehold

Tenure: Freehold
Council Tax: SMBC C

Entrance Hall
Loft Access

Living Room
17'3 x 11'6
Gas fire with surround, Sliding door into:

Orangery
11'5 x 11'4

Kitchen
12'4 x 6'7
Fitted Units, Gas cooker with hob and extractor hood

Utility Room
12 x 5'10
Plumbing for washing machine

Bedroom One
13'3 x 9'11
Fitted Wardrobes

Bedroom Two
9'2 x 8'2
Fitted Wardrobes

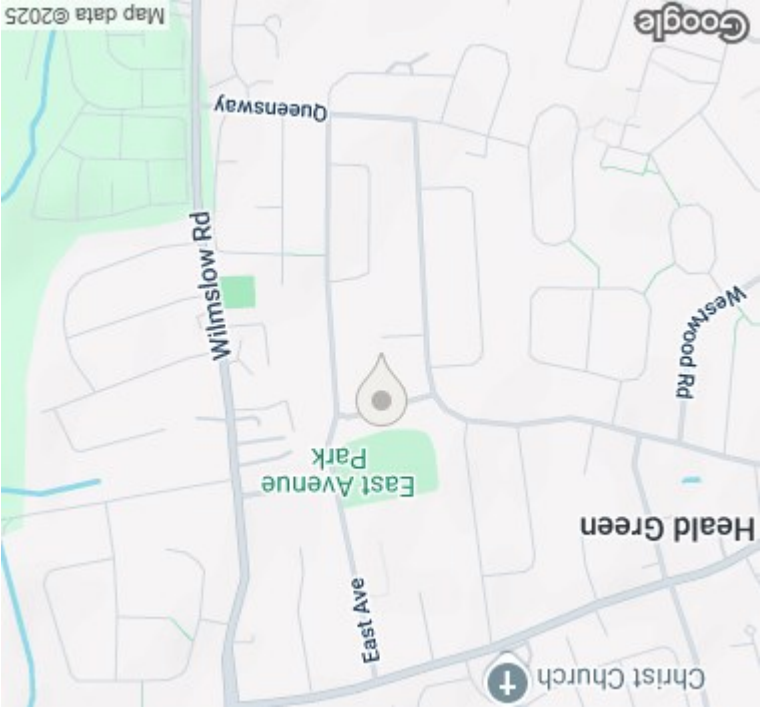
Shower Room
8' x 6'9
Shower Unit, Pedestal wash basin, WC

External
Driveway to the front with parking for multiple cars, to the rear, Flagged patio, gravel, raised borders





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	A	(92 plus)
Energy efficient - lower running costs	B	(81-91)
Decent energy efficiency	C	(69-80)
Below average energy efficiency	D	(55-68)
Below average energy efficiency	E	(45-54)
Below average energy efficiency	F	(31-44)
Not energy efficient - higher running costs	G	(1-20)
EU Directive 2002/91/EC		
England & Wales		
Very environmentally friendly - lower CO ₂ emissions	A	(92 plus)
Environmentally friendly	B	(81-91)
Decent environmental credentials	C	(69-80)
Below average environmental credentials	D	(55-68)
Below average environmental credentials	E	(45-54)
Below average environmental credentials	F	(31-44)
Not environmentally friendly - higher CO ₂ emissions	G	(1-20)
EU Directive 2002/91/EC		
England & Wales		
Current	Current	Potential

Environmental Impact (CO ₂) Rating		
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