



8 Sudbury Drive  
Heald Green SK8 3BT  
Offers Over £425,000

MAIN  
M&IN

SALES · LETTINGS · AUCTIONS

MAINANDMAIN.CO.UK





# 8 Sudbury Drive Heald Green SK8 3BT

Offers Over £425,000

Presented to an excellent standard throughout, this extended semi-detached property offers versatile accommodation which will suit family purchasers in particular.

An entrance porch opens to a hallway which leads to a superb open-plan living space: To the rear of the property is a recently-refitted kitchen which is fitted with a range of integrated appliances and a breakfast bar. The room opens to a dining area with patio doors to the garden. There is a central utility area off the kitchen and a useful downstairs shower room/WC.

The house features three reception areas: A formal living room is located to the front of the property, with glazed internal doors opening to a sitting room which opens to the dining area. There is a further room which has been created through the conversion of the garage and this is currently utilised as a home office, but it could also serve as a fourth bedroom if required.

To the first floor is a landing which leads to two double bedrooms - the principal bedroom with modern fitted wardrobes. There is a single bedroom and a family bathroom.

The house stands behind a garden area with a driveway providing off road parking space. A gate gives access to the enclosed rear garden, with a raised deck, lawned section and a paved seating area.

Sudbury Drive forms part of a well-regarded residential area which enjoys excellent transport links, good access to amenities and popular schools for all age groups.

This is an impressive, spacious home which must be viewed in order to be fully appreciated.

- Versatile Extended Accommodation
- Three/Four Bedrooms
- Two Modern Bathrooms
- Two/Three Reception Rooms
- Stylish Refitted Dining Kitchen
- Open-plan Living Space
- Driveway
- Gardens

Entrance Porch

Entrance Hallway

Living Room

10'10 x 13'7

Glazed doors to:

Sitting Room

9'10 x 8'4

Open to:

Dining Kitchen

25'2 x 8'6

Open to:

Utility Area

7'4 x 7'8

With built-in cupboard to house washing machine and tumble dryer.

Shower Room/WC

8'4 max x 5'4 max

Bedroom Four/Office

7'6 x 15'4

First Floor Landing

Bedroom One

9'11 x 10'10

Fitted wardrobes.

Bedroom Two

9'11 x 10'10

Bedroom Three

7'7 x 7'9

Family Bathroom

7'7 x 5'4

Externally

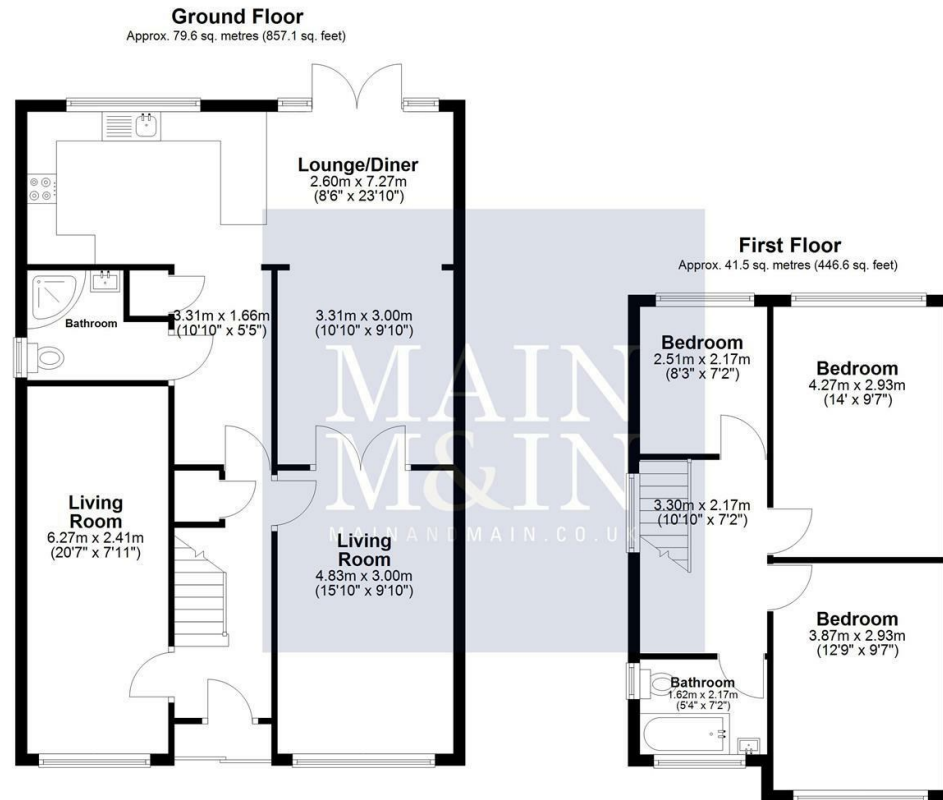
Garden to front with driveway providing parking space.

Gated access to side.

Enclosed rear garden with deck, lawned section and paved seating area.

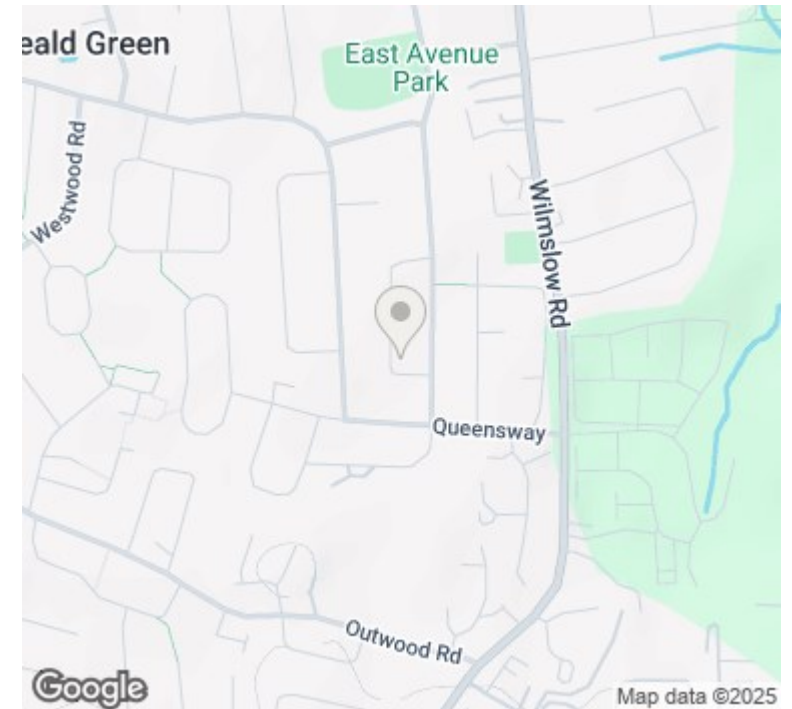
Tenure: Freehold

Council Tax: Stockport D



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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>84</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	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