



6 Freshfield
Heald Green SK8 3EH
O.I.R.O £350,000

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6 Freshfield Heald Green SK8 3EH

O.I.R.O £350,000

A FREEHOLD, Three Bedroom, Extended, Semi Detached.

Situated virtually in Heald Green Village, this property has been extended to the rear. It offers: Entrance Porch, Hallway, Downstairs WC, Lounge, Extended Dining Room, Fitted Kitchen, Landing, Three Bedrooms, Bathroom and Separate WC. Outside are gardens to the front and rear to include block paviour driveway, garage and an enclosed rear garden laid out for ease of maintenance.

The property offers a great purchase at a very sensible asking price. Within a few miles are both the M56/M60 Motorways plus Manchester Airport and large stores on the A34 bypass. Heald Green also offers a train station with access to the city centre.

Viewing is especially recommended.

- Extended Ground Floor
- Three Bedrooms
- Gas Central Heating
- PVCU Double Glazing
- Private Rear Garden
- Freehold
- Viewing Essential

Tenure: Freehold
Council Tax: SMBC C

Entrance Porch
6'6" x 3'4"

Hallway
12'9" x 7'2"
Fitted Cupboard
Downstairs WC - low level suite

Lounge
15'6" x 11'1"
Opening into:

Extended Dining Room
18'6" x 11'4" to 9'3"
PVCU Double Glazed French Doors to Garden

Kitchen
14'7" x 6'7"
Fitted Units, Hob with under oven, plumbing for washing machine
PVCU Double Glazed Side Door.

Landing

Bedroom One
14'3" x 11'3"
Fitted Wardrobes

Bedroom Two
11'9" x 11'5"

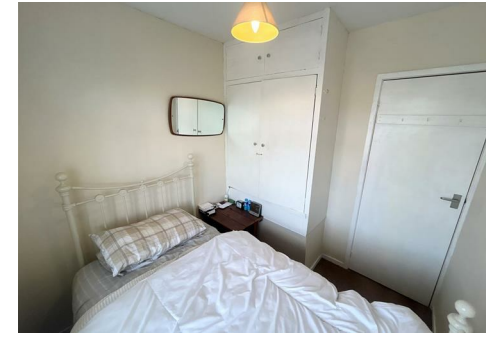
Bedroom Three
7'8" x 7'2"
Built in Wardrobes

Bathroom
7'1" x 6'4"
Wall Tiling, Panelled Bath
Shower Unit, pedestal wash basin

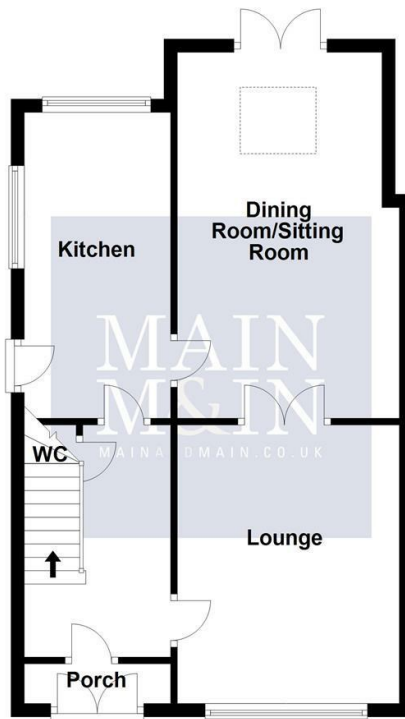
Separate WC
Low Level WC

Outside
Detached Garage (Roller Door)
Gardens - front, rear, all enclosed, the rear having raised beds, paving, patio etc.

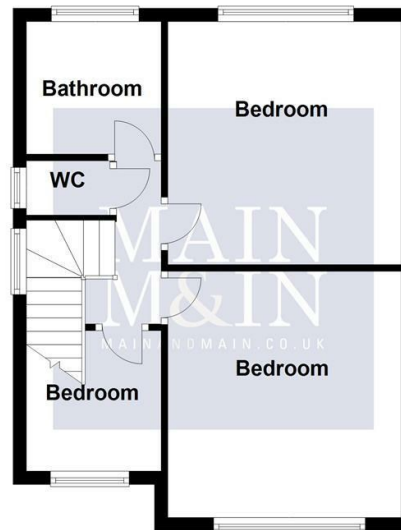




Ground Floor



First Floor



For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.

6 Freshfield, Heald Green

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





Company Registration No. 5615498

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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 CO2 emissions	
EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO2 emissions	
(81-91) A	
(69-80) B	
(55-68) C	
(39-54) D	
(21-38) E	
(1-20) F	
(1-20) G	
Not environmentally friendly - higher CO2 emissions	
EU Directive 2002/91/EC	

