



98 East Avenue
Heald Green SK8 3BS
O.I.R.O £350,000



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Located on the ever-popular East Avenue, this semi-detached property offers well-proportioned accommodation which will suit the needs of family purchaser in particular. The house has recently benefited from replacement of the PVCU double-glazed windows and doors.

The property will require a degree of further cosmetic updating and improvement. An entrance hallway leads to a living room which opens into a dining room, with doors to the rear garden. There is a kitchen to the rear, with internal access to a large integral garage: This could suit conversion into additional accommodation, subject to meeting the necessary regulations.

To the first floor are two double bedrooms and a single bedroom. A bathroom which is fitted with a white suite completes the accommodation.

The house stands behind a garden area, with a paved driveway providing off road parking space. To the rear is an enclosed garden with a lawn and decorative borders.

The area enjoys excellent transport links, with good access to amenities and popular schools for all age groups.

Tenure: Leasehold
Council Tax: Stockport C

- Gas Central Heating - Modern Combi Boiler
- Recently Renewed PVCU Double Glazing
- Three Bedrooms
- Two Reception Rooms
- Family Bathroom
- Driveway & Garage
- Gardens
- Some Cosmetic Updating Required

Entrance Hallway

Living Room
13'5 x 10'10

Open to:

Dining Room
7'10 x 9'11

Kitchen
7'10 red to 5'7 x 16'5

Integral Garage
16'0 x 8'6

First Floor Landing

Bedroom One
13'2 x 9'11

Bedroom Two
8'10 x 9'11

Bedroom Three
7'11 red to 5'10 x 7'8

Bathroom
5'3 x 7'6

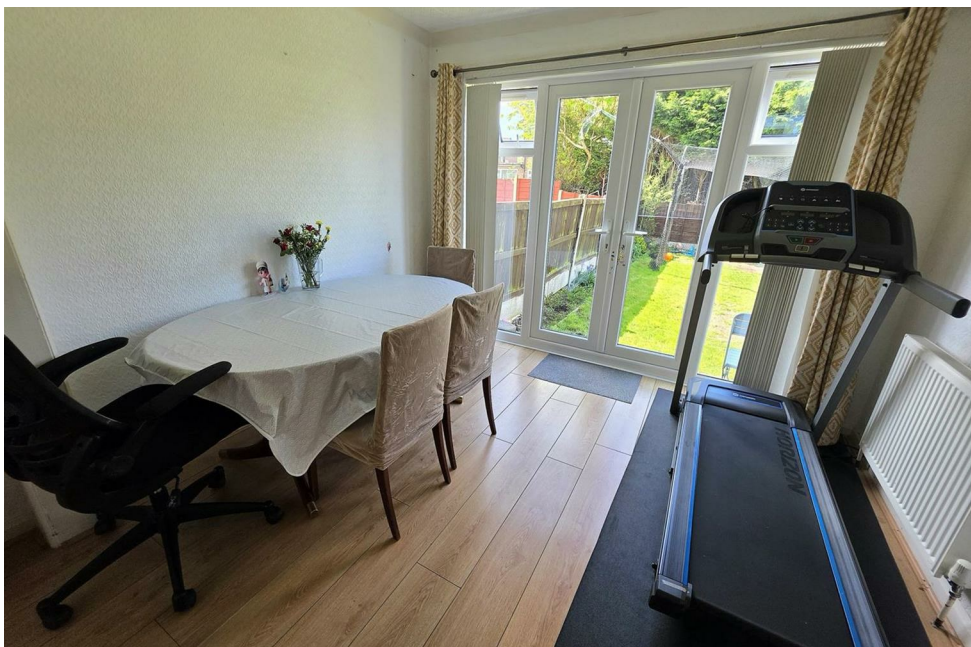
Externally

Garden area to the front with paved driveway providing off road parking space.

Enclosed rear garden with seating area, lawn and decorative borders.

Leasehold Information

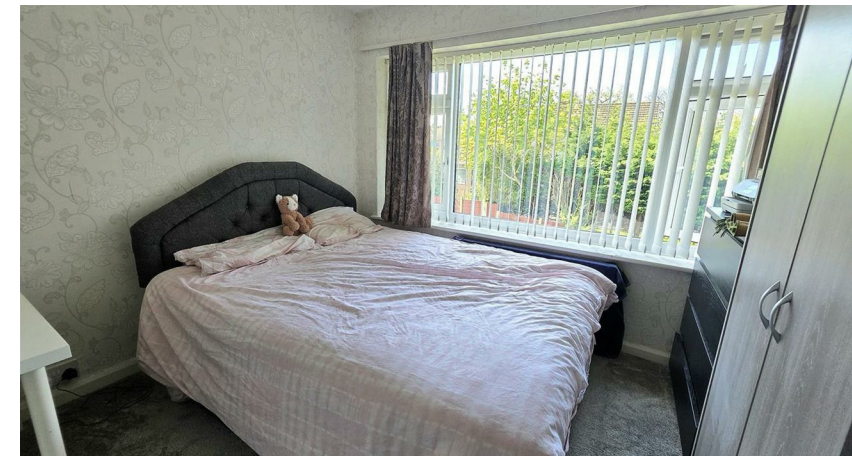
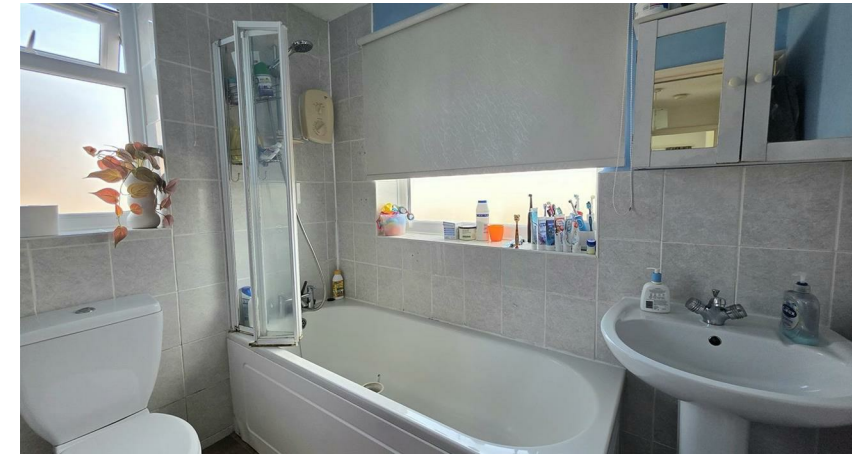
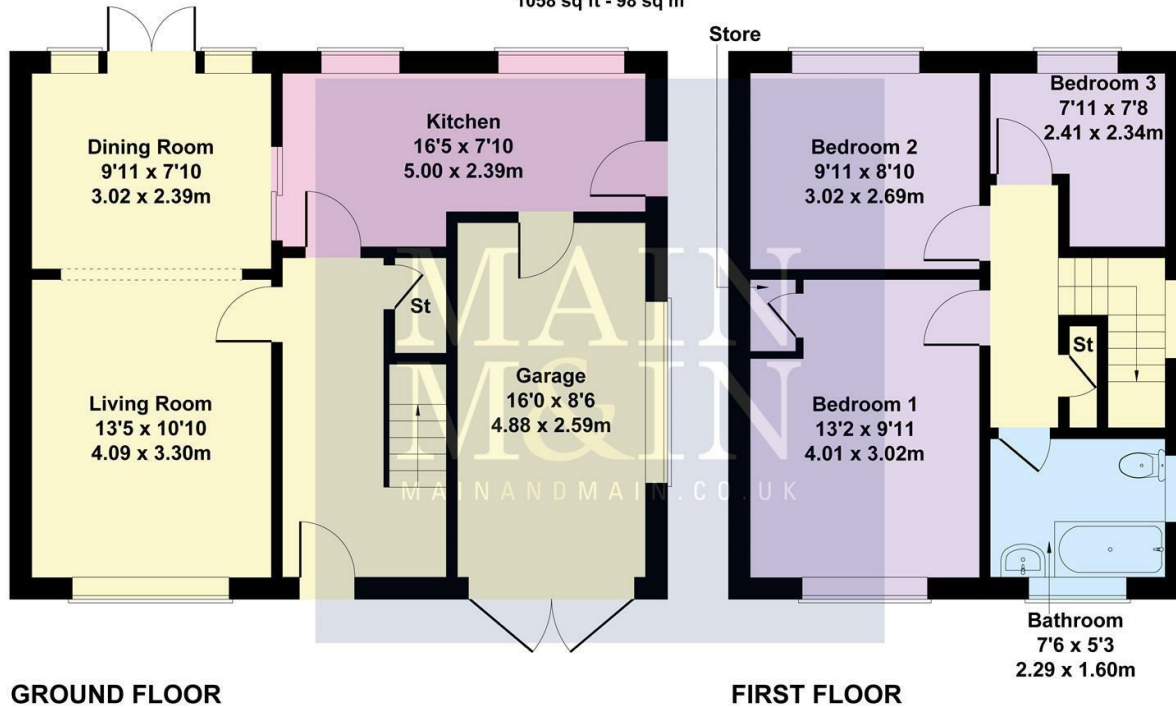
934 years remain of a 999 year lease which expires 12/07/2960.
Ground rent is £8.00 PA.





East Avenue

Approximate Gross Internal Area
1058 sq ft - 98 sq m

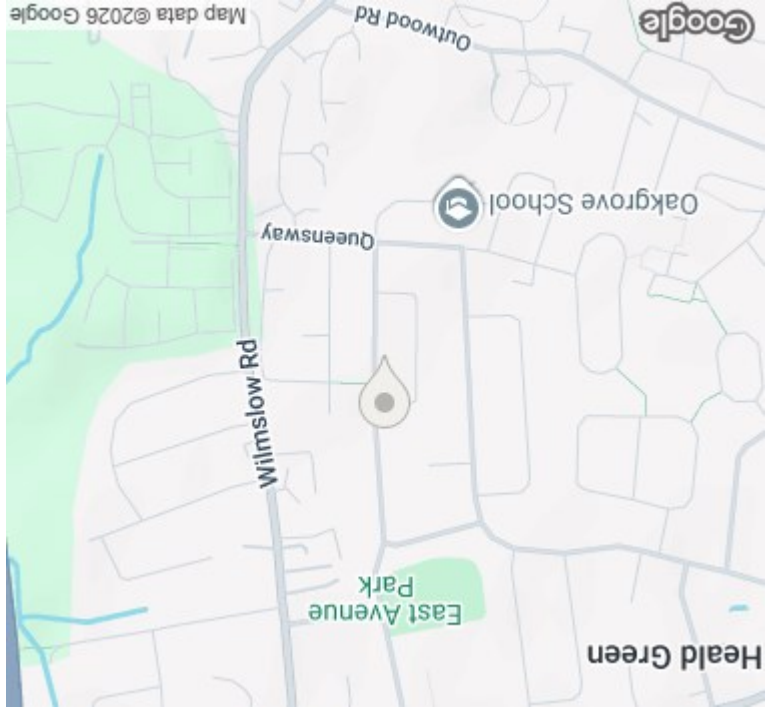


Not to Scale. Produced by The Plan Portal 2026
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To view this property call Main & Main on 0161 437 1338



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 ₂) Rating	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A	(92 plus) A	(92 plus) A	(92 plus) A
(81-91) B	(81-91) B	(81-91) B	(81-91) B
(69-80) C	(69-80) C	(69-80) C	(69-80) C
(56-68) D	(56-68) D	(56-68) D	(56-68) D
(43-55) E	(43-55) E	(43-55) E	(43-55) E
(31-42) F	(31-38) F	(31-38) F	(31-38) F
(1-20) G	(1-20) G	(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions
Current	Current	Current	Current
Potential	Potential	Potential	Potential

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Company Registration No. S615498