

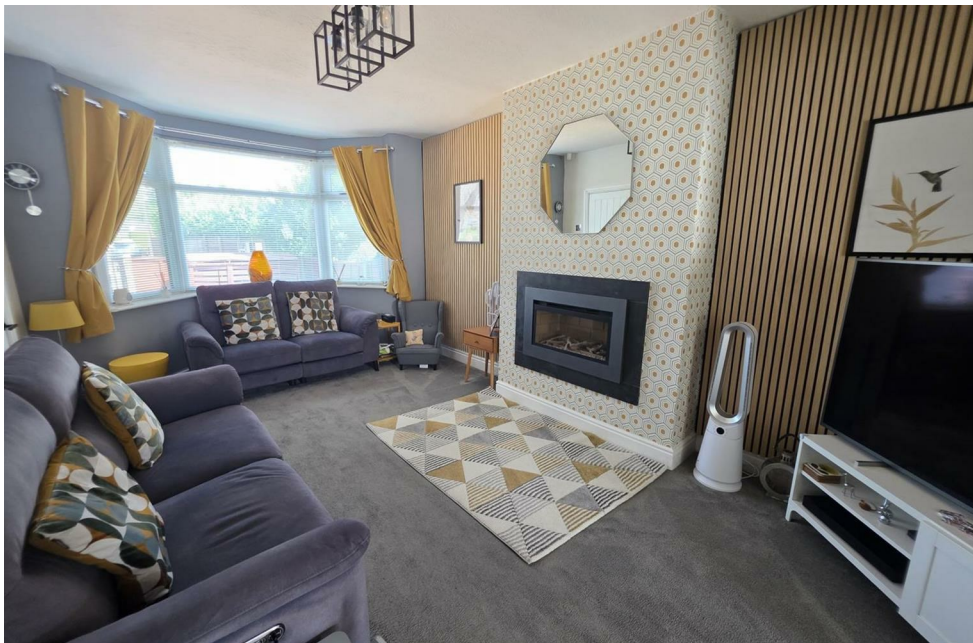


39 Greenway Road
Heald Green SK8 3NU
Offers Over £450,000

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39 Greenway Road Heald Green SK8 3NU

Offers Over £450,000

Offering significantly extended accommodation which will appeal to family purchases in particular, this spacious semi-detached property is very well-presented throughout.

An entrance porch leads to an entrance hallway. There is a superb open-plan living room with a modern inset feature fireplace. The room opens to the dining room which has doors leading out to the rear garden.

A recently refitted kitchen features stylish contemporary units with contrasting worktop surfaces. A door leads to a large additional room which is currently utilised as a play room/utility area, with a separate WC completing the ground floor.

Upstairs, a landing leads to four bedrooms, three of which have fitted wardrobes. A modern refitted bathroom features a large bath and a separate shower enclosure.

The house stands behind a gated driveway which provides off road parking space. To the rear of the property is a pleasant enclosed garden with seating deck, lawn, decorative borders and a detached garage providing additional storage space.

Greenway Road is well-placed for access to amenities, transport links and schools for all age groups.

An early internal viewing is advised, in order to fully appreciate this attractive, well-maintained home.

- Gas Central Heating - Modern Combi Boiler
- PVCU Double Glazing
- Four Bedrooms
- Spacious Accommodation
- Modern Fitted Kitchen
- Stylish Luxury Bathroom
- Gated Driveway
- Gardens
- Popular Location
- Viewing Advised

Entrance Porch
3'8" x 6'6"

Entrance Hallway
9'8" x 6'6"

Living Room
19'4" into bay x 11' opens to:

Dining Room
11'9" x 8'9"

Kitchen
19'5" x 7'1"

Utility/Playroom/Store
30'6" max x 5'8" max

First Floor Landing
With skylight and access to loft space, with drop down ladder

Bedroom One
11'7" into bay x 10'6" max

Bedroom Two
7'5" x 10'6"

Bedroom Three
21'5" x 5'5"

Bedroom Four
6'2" x 7'3"

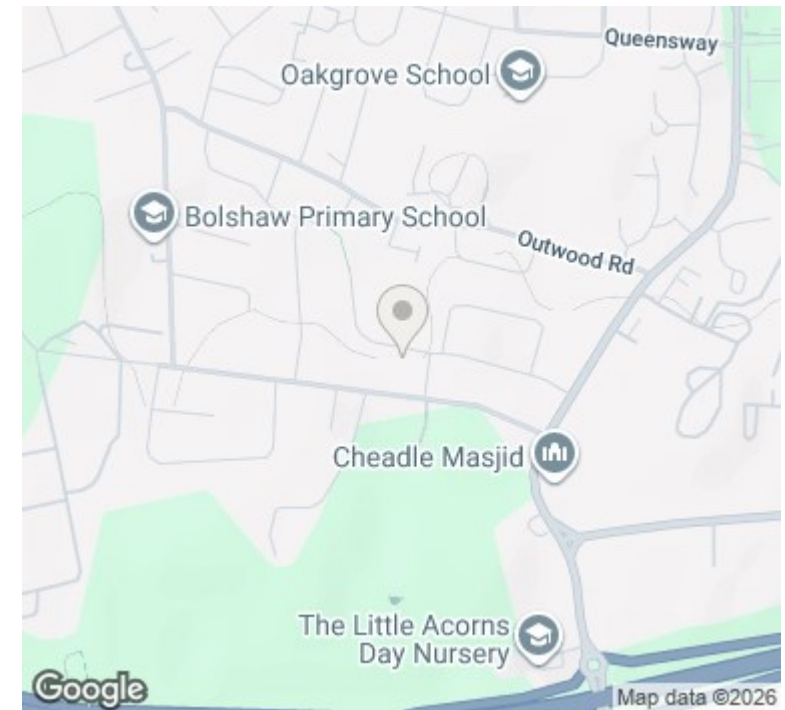
Bathroom 8' x 6'11"

Externally
Gated driveway to front providing off road parking space.
Enclosed garden to the rear with decking and lawn. Detached garage for storage.

Tenure: Freehold
Council Tax: SMBC 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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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Company Registration No. 5615498