



29 St. Anns Road South
Heald Green SK8 3DZ
Offers Over £400,000

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29 St. Anns Road South

Heald Green SK8 3DZ

Offers Over £400,000

A Fabulous, Extended, Three Bedroom Detached, available with NO ONWARD CHAIN.

Situated off Queensway, this desirable property has recently undergone an extensive refurbishment programme. It now represent excellent value at a sensible asking price. On offer: Entrance Hall, Lounge opening into a large extended Kitchen/Dining Area with quality kitchen units. On the first floor are three bedrooms and luxury bathroom/WC. Outside is forecourt parking and an enclosed well kept rear garden.

The property lies close to Heald Green Village and Train station as well as a local bus service. Within a couple of miles are both the M56/M60 Motorways, Manchester Airport and other centres such as Cheadle, Gatley, Cheadle Hulme. On Simonsway, the Metro link can be found giving access to Manchester City Centre.

Viewing Essential.

- Three Bedrooms
- Extended Ground Floor Living
- Private Rear Garden
- Gas Central Heating
- PVCU Double Glazing
- Forecourt Parking
- NO ONWARD CHAIN

Tenure: Leasehold
Council Tax: SMBC D

Entrance Hall
14'1 x 6'3
Under Stair Utility Space

Living Room
15'7 9 (into bay) x 11'3
Bay Window Sliding doors to:

Open Plan Kitchen/Dining Room
18'1 x 11'4 increasing to 15'9
Modern Kitchen with dining space

1st Floor Landing
9'1 x 5'9
Loft Access

Bedroom One
12'6 (into the bay) x 11'56

Bedroom Two
11'5 x 9'6

Bedroom Three
7'1 x 6'4

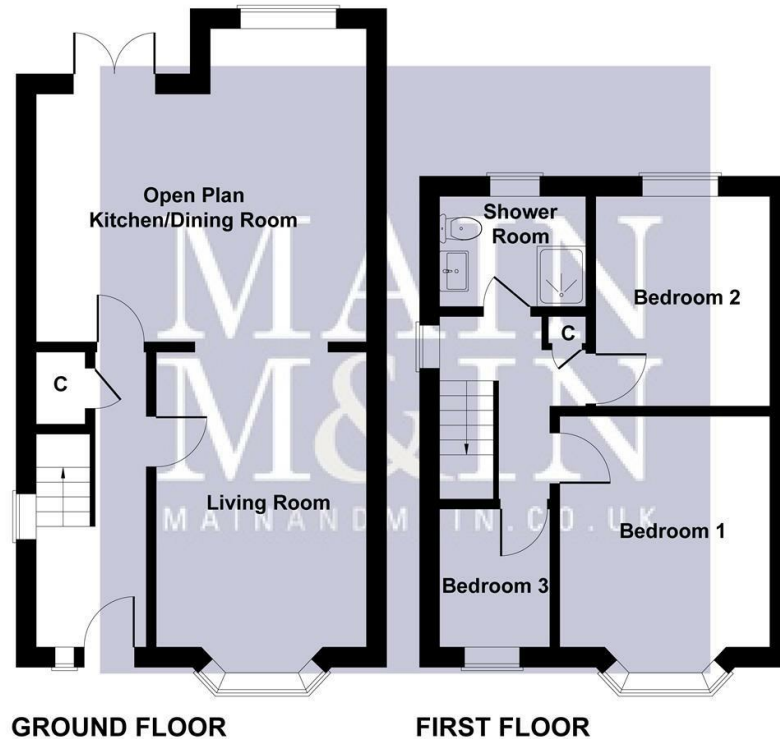
Shower room
8'26 x 5'2
Modern shower room with, walk in shower, heated towel rail, wall mounted wash basin, W/C

External
driveway to the front with parking for a couple of cars, to the rear there is a Detached garage , patio paving, grassed area,





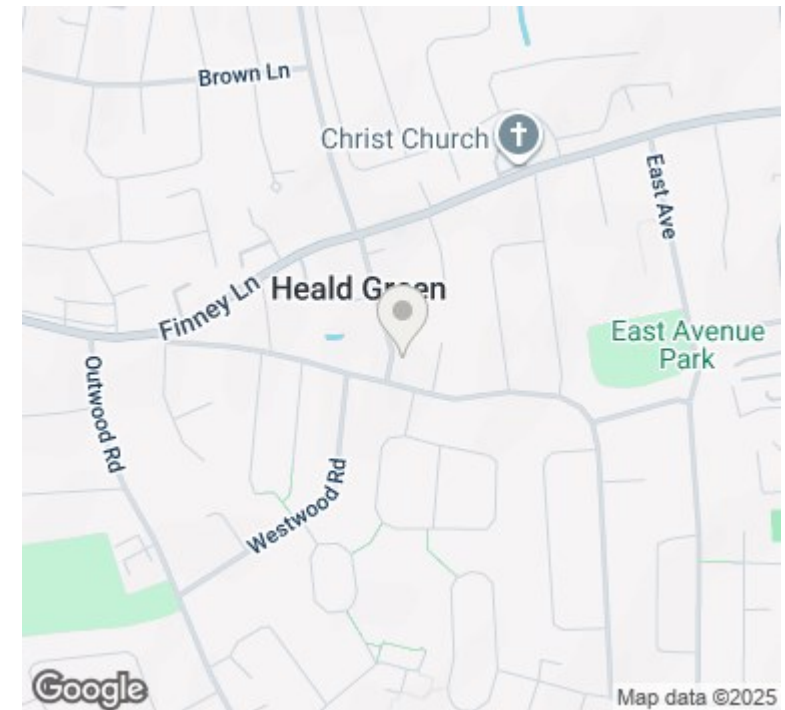
St Anns Road South



Not to Scale. Produced by The Plan Portal 2025
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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		
	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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Heald Green (Head Office) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Sales 0161 437 1338 ♦ Auctions ♦ 0161 437 5337

Lettings (1st Floor) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666



Company Registration No. 5615498