



19 New Hall Avenue  
Heald Green SK8 3LQ  
Asking Price £480,000



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# 19 New Hall Avenue

## Heald Green SK8 3LQ    Asking Price £480,000

A Three Bedroom, Extended, Ben Turner Detached in immaculate condition and backing onto Greenbelt.

If you are looking for a Turn Key property, look no further for this lovely home offers: Storm Porch, Hallway, Downstairs WC, Lounge with Inglenook, Extended Dining Room, Fitted Luxury Kitchen (17'4" x 8'2"), Landing, Three Bedrooms, Refitted Bathroom/WC/Shower Room. Outside: Attached Brick Garage (This would convert to further living space subject to Building Regulation Approval). Gardens to both the Front and Rear.

The property lies off Drayton Drive and is within a mile of Heald Green Village and Train Station. Slightly further away are the large stores on the A34 Bypass. Both the M56/M60 Motorways are within a few miles together with Manchester Airport.

The SK8 postcode is well served with schools for all age groups both State and Private.

An excellent proposition NOT TO BE MISSED.

- Refitted Kitchen and Bathroom
- Excellent Location
- Gas Central Heating
- PVCU Double Glazing
- Cavity Wall Insulation
- Extended to Ground Floor
- Three Bedrooms
- Open Fields to Rear (Greenbelt)

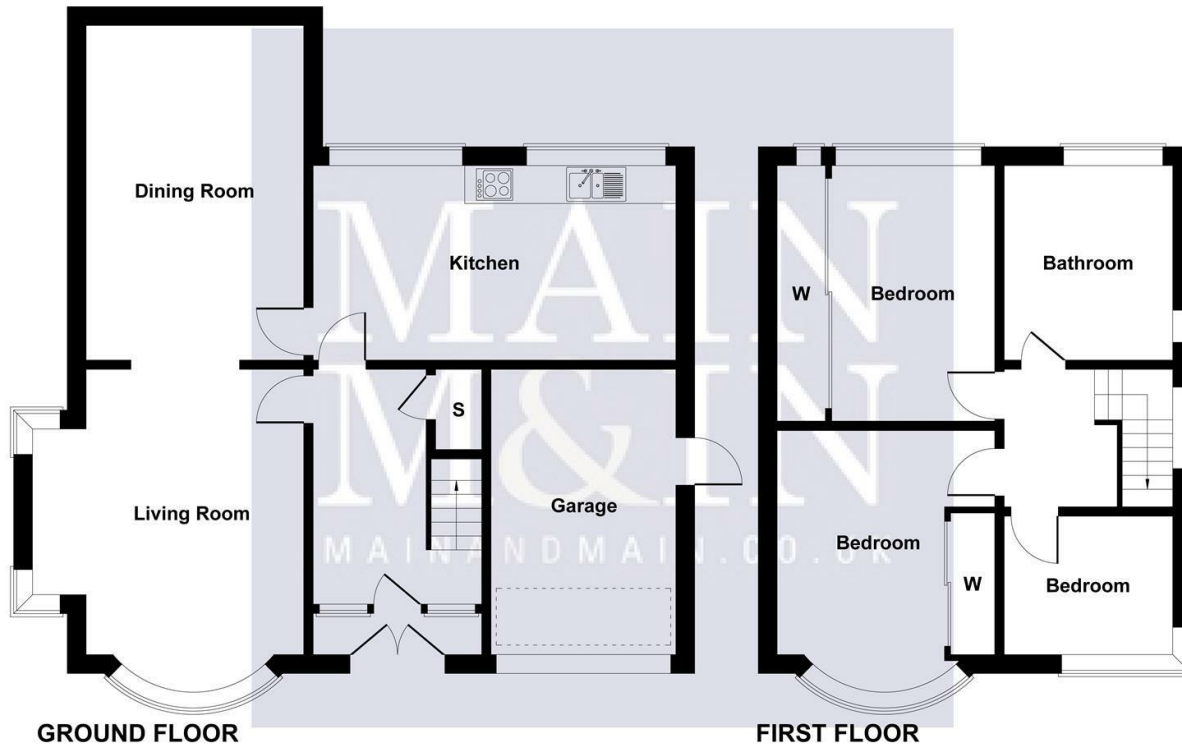
Tenure: Leasehold  
Council Tax: SMBC E

- Storm Porch
- Entrance Hall  
12'1" x 8'3"  
Cupboard under stairs
- Downstairs WC  
Low Level WC, Wash Basin, Extractor Fan
- Lounge with Inglenook  
16'7" x 12'10"  
Attractive Fireplace with Inset Coal Effect Gas Fire  
Glass Sliding Doors to:
- Extended Dining Room  
16'7" x 10'8"  
PVCU Double Glazed Patio Doors
- Fitted Kitchen/Breakfast Area  
17'4" x 8'2"  
Modern Fitted Units, Quartz Work Tops, Integrated Fridge Freezer,  
Double Oven/Grill, Dishwasher, Extractor Hood, Inset Induction Hob, Inset  
Lighting  
PVCU Double Glazed Patio Doors
- Landing
- Bedroom One  
13'8" x 10'7"  
Fitted Wardrobes
- Bedroom Two  
11'10" x 10'7"  
Fitted Wardrobes/Drawers
- Bedroom Three  
8'3" x 7'10"
- Bathroom/WC/Shower Room  
8'8" x 8'3"  
Tiled Walls and Floor, White Suite with Tiled Bath Side.  
Walk In Shower, Wash Basin with Drawers below, Low Level WC
- Loft  
Loft Ladder
- Outside  
Attached Garage 15'6" x 8'2"  
Gardens to the front and rear with double width driveway, patio, lawn, flower  
beds, shrubs  
Greenhouse, Garden Shed
- Lease Details  
Residue of 999 year Lease (963 years remaining)  
Ground Rent £10 per annum, fixed.





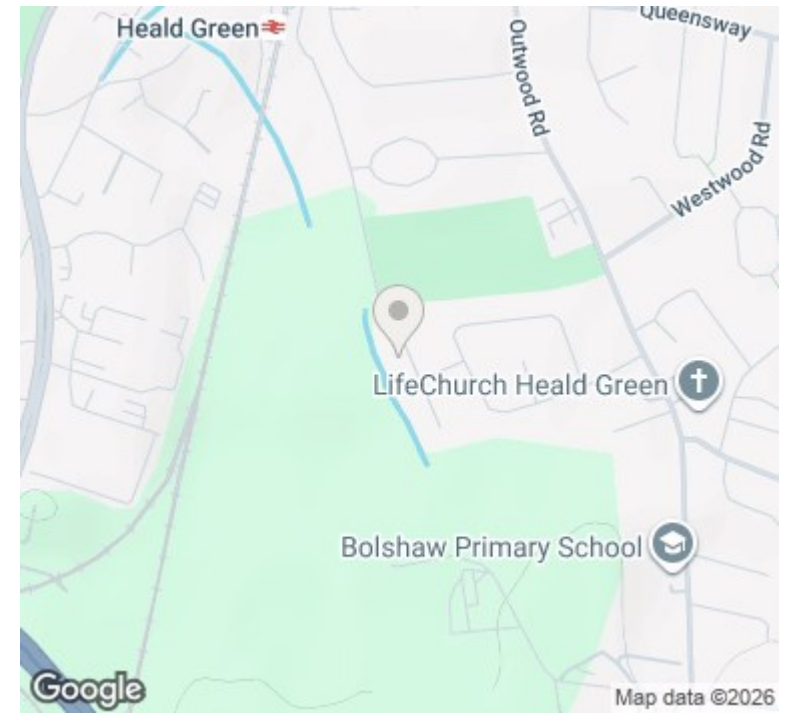
## Newhall Avenue



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 <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</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>

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Company Registration No. 5615498