



70 Eastleigh Road  
Heald Green SK8 3EJ  
Asking Price £295,000





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A FREEHOLD, Extended, Two/Three Bedroom Chalet style Semi Detached. NO ONWARD CHAIN.

Instructions are received from the vendors to sell this compact extended home which requires a degree of updating (it does have a modern fitted shower room/WC).

The property lies close to Heald Green Village in a much sought after part of Heald Green. The fabric of the building has been maintained to a good condition, however parts of the interior are dated but clean. Once cosmetic works are complete it will provide a lovely home in which to reside.

The accommodation is as follows: Storm Porch, Hallway, Lounge, Dining Room, Kitchen, Rear Porch, Downstairs Shower Room/WC. Upstairs are Two Bedrooms with a doorway to either a study or dressing room in the second bedroom. It would also convert to a lovely en-suite if required. Outside are established gardens to the front and rear together with driveway.

- Gas Central Heating
- PVCU Double Glazing
- Two Bedrooms
- Off Bedroom Two is potential study/dressing room or possible En-Suite.
- Modern Shower Room/WC
- Established Gardens
- NO ONWARD CHAIN

Tenure: Leasehold  
Council Tax: SMBC C

- Storm Porch
- Entrance Hall  
6'5" x 5'4"  
PVCU Double Glazed Front Door
- Lounge  
13'8" x 12'8"  
Store Cupboard
- Dining Room  
13'8" x 13'1"  
Picture Window
- Shower Room/WC  
6'8" x 5'4"  
Wall Tiling in Grey and Floor Tiling  
Modern White Suite with Shower Units, Wash Basin, Low Level WC
- Kitchen  
9'3" x 8'3"  
Fitted Units, Wall Mounted Gas Boiler  
Door to rear porch
- Rear Porch  
5'6" x 4'4"
- Landing  
Built in Cupboard with Hot Water Cylinder
- Bedroom One  
12' x 11'2"
- Bedroom Two  
12'2" x 8'3"  
Fitted Wardrobes  
Door to:  
Study/Dressing Room  
10'4" x 8'4"  
Storage to Eaves.  
This room would make an ideal en-suite.
- Outside  
Gardens to the front with driveway,. Gate leading to an enclosed rear established garden.  
Garden shed (poor condition)
- Lease Details  
999 Year Lease, 941 years remaining.  
Lease start March 5th 1968.  
Ground Rent £3 per annum, fixed.

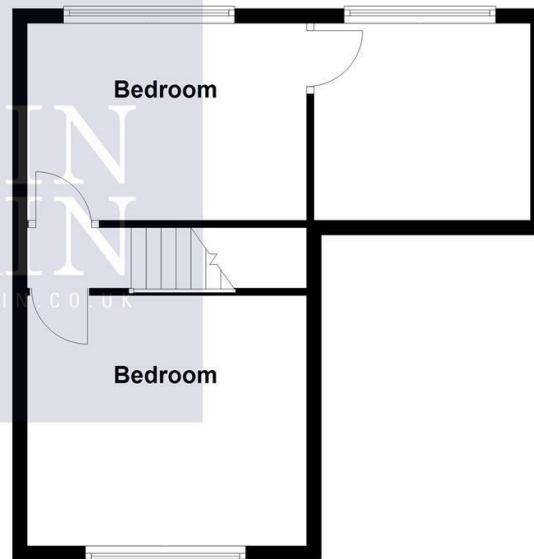




**Ground Floor**  
Approx. 49.3 sq. metres (530.9 sq. feet)



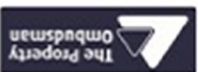
**First Floor**  
Approx. 35.3 sq. metres (379.9 sq. feet)



Total area: approx. 84.6 sq. metres (910.8 sq. feet)



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



Company Registration No. 5615498

Lettings (1<sup>st</sup> Floor) 198 Finney Lane + Heald Green + Stockport + SK8 3QA + Lettings + 0161 491 6666

Heald Green (Head Office) 198 Finney Lane + Heald Green + Stockport + SK8 3QA + Sales 0161 437 1338 + Auctions + 0161 437 5337

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Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Tenure - To be confirmed with a solicitor at point of sale.

working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their

and is subject to terms and conditions.

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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 <sub>2</sub> emissions	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> 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
(55-68) D	(55-68) D	(55-68) D	(55-68) D
(39-54) E	(39-54) E	(39-54) E	(39-54) E
(21-38) F	(21-38) F	(21-38) F	(21-38) F
(1-20) G	(1-20) G	(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions
Current	Current	Current	Current
Target	Target	Target	Target

