



64 Queensway  
Heald Green SK8 3ET  
£465,000

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# 64 Queensway Heald Green SK8 3ET

£465,000

Presented in excellent decorative order throughout, this extended residence offers immaculate accommodation which will suit the needs of family purchasers in particular.

An entrance porch opens to a hallway which leads into the open-plan reception rooms, with bay window to the front and patio doors to the rear garden. The centre of the house is a beautifully-appointed modern dining kitchen with stylish contemporary units and polished granite worktop surfaces. An attractive conservatory with underfloor heating overlooks the garden. The hallway, kitchen and conservatory all feature high quality Karndean flooring and there is internal access to the garage which has utility space. The garage also offers electrics, and water/waste pipe which can easily be converted to a downstairs WC.

To the first floor, the principal bedroom features fitted wardrobes. There is a large double bedroom with a modern en-suite shower room/WC. A further double bedroom looks out over the rear garden and there is a fourth bedroom/study to the front of the house. A family bathroom completes the accommodation.

A large block-paved driveway to the front of the house provides off road parking space. To the rear is an enclosed garden which affords a good degree of privacy. There is a paved seating area, lawned expanse, well-stocked decorative borders and a raised deck.

The house stands on Queensway, close to the amenities of Heald Green Village and excellent transport network connections. There are popular schools for all age groups within easy reach.

This is an impressive family home which simply must be seen.

Tenure: Leasehold  
Council Tax: Stockport C

- Gas Central Heating
- Double Glazing
- Extended Accommodation
- Four Bedrooms
- Two Bathrooms
- Conservatory
- Large Driveway
- Garage
- Attractive Gardens
- Popular Location

Entrance Porch

Hallway

Living Room  
16'4" into bay x 11'4"  
Opens to:

Sitting Room  
11'10" x 9'4"

Dining Kitchen  
11'4" x 16'11"

Conservatory  
12'5" x 7'1"

Integral Garage/Utility Space  
15'1" x 7'6"

First Floor Landing

Bedroom One  
12'11" into bay x 9'7" to fitted robes

Bedroom Two  
11'6" x 9'7"

Bedroom Three  
16'8" x 7'5"

En-suite Shower Room/WC  
5'11" x 7'2"

Bedroom Four/Study  
7'1" x 6'5"

Family Bathroom  
5'5" x 8'3"

Externally  
Block-paved driveway to the front.  
Enclosed garden to the rear.

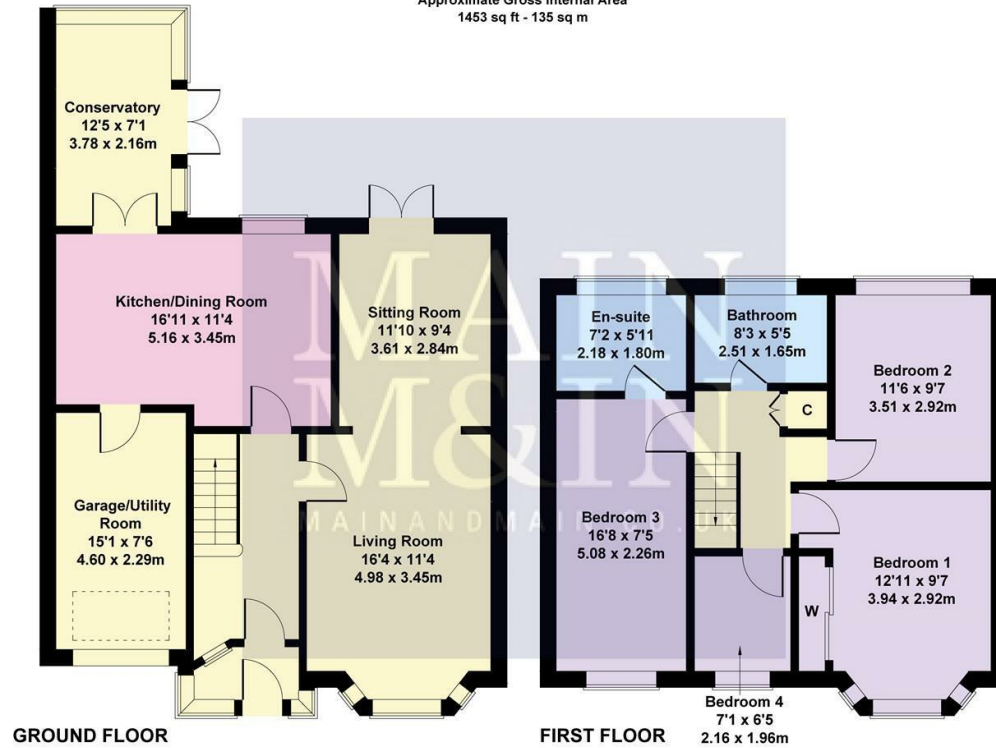
Tenure







**Queensway**  
Approximate Gross Internal Area  
1453 sq ft - 135 sq m

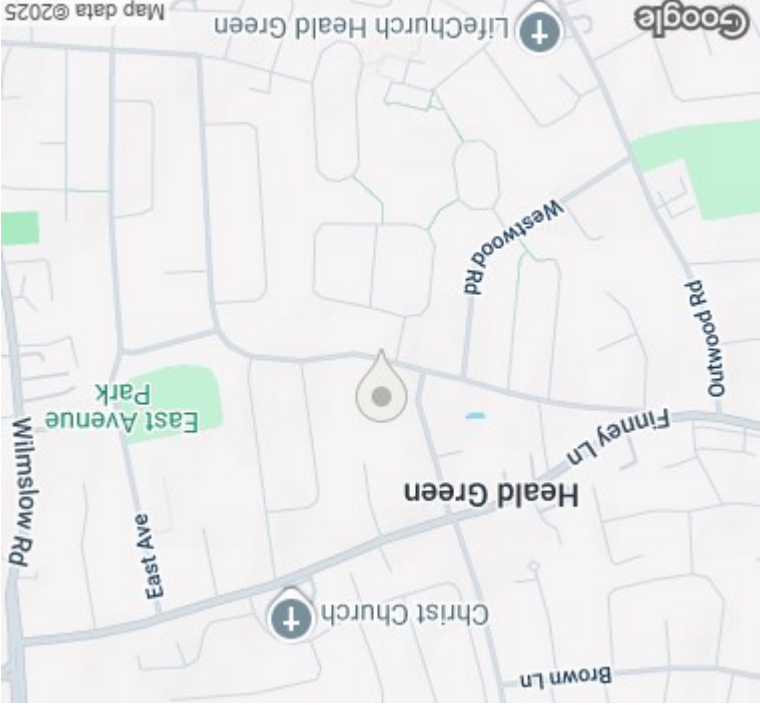
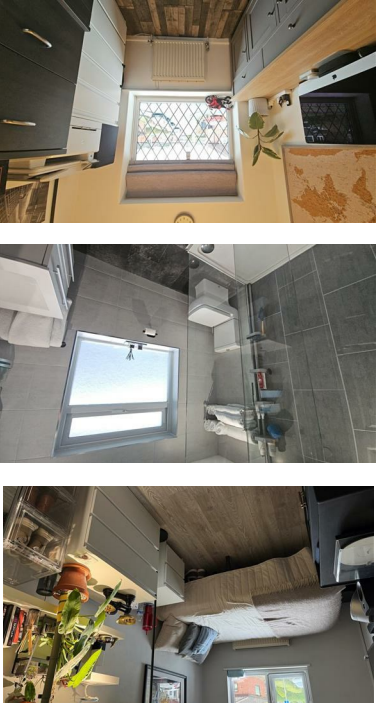


Not to Scale. Produced by The Plan Portal 2025  
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To view this property call Main & Main on 0161 437 1338





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	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower running costs	B (81-91)
Decent energy efficiency - lower running costs	C (69-80)
Below average energy efficiency - higher running costs	D (55-68)
Poor energy efficiency - higher running costs	E (39-54)
Very poor energy efficiency - higher running costs	F (21-38)
Not environmentally friendly - higher CO2 emissions	G (1-20)
Current	81
Potential	69

Environmental Impact (CO <sub>2</sub> ) Rating	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	A (92 plus)
Environmentally friendly - lower CO2 emissions	B (81-91)
Decent environmental friendliness - lower CO2 emissions	C (69-80)
Below average environmental friendliness - higher CO2 emissions	D (55-68)
Average environmental friendliness - higher CO2 emissions	E (39-54)
Below average environmental friendliness - higher CO2 emissions	F (21-38)
Not environmentally friendly - higher CO2 emissions	G (1-20)
Current	
Potential	

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