



89 East Avenue  
Heald Green SK8 3BR  
Or Nearest Offer £415,000

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# 89 East Avenue

## Heald Green SK8 3BR Or Nearest Offer £415,000

A Freehold Extended Immaculate Three Bed Semi Detached with "Disabled Tracking/Westhome Hoist System" if required. NO ONWARD CHAIN.

This beautiful home is in "turn key" condition. It is very well presented to include a modern luxury bathroom/WC and fitted kitchen. The accommodation on offer is as follows: Entrance Hall, Lounge, Extended Dining Room and Kitchen. In addition on the Ground Floor is a Bedroom/Study etc. with En-Suite Wet Room and WC. (Both these rooms have a tracking system installed along with a WESTHOLME Hoist. The vendor will remove this equipment and make good if not required. On the first floor are Three Bedrooms with the main having an En-Suite Shower Room (The plumbing is capped off at present as it is being used as a large wardrobe, and a Luxury Bathroom/WC. Outside are immaculate gardens, driveway and access to the side into the rear garden. This is totally enclosed.

The property lies close to local facilities to include transport etc. Viewing is especially recommended.

- Three/Four Bedrooms
- Two Bathrooms
- Gas Central Heating
- PVCU Double Glazing
- Immaculate Gardens
- Extended Ground Floor
- Disabled Facilities
- Freehold
- NO ONWARD CHAIN

Tenure: Freehold  
Council Tax: SMBC C

Entrance Hall  
12'9" x 6'4"  
Built in Cupboard

Lounge  
13'4" x 11'4"  
Opening To:

Extended Dining Room  
18'9" x 9'7"  
Double Glazed PVC Patio Doors

Fitted Kitchen  
13'10" x 10'5"  
Part Tiled Walls, Fitted Units, Integrated Fridge//Freezer, Range Cooker, Extractor Hood, Tiled Floor and Velux Window

Bedroom Four/Sitting Room  
11'9" x 8'7"  
Door to Garden.  
"Tracking Hoist System" into:

En-Suite Shower Room/WC  
11'8" x 5'  
Walk in Shower, Folding Wash Basin, Special WC (low level)

Landing

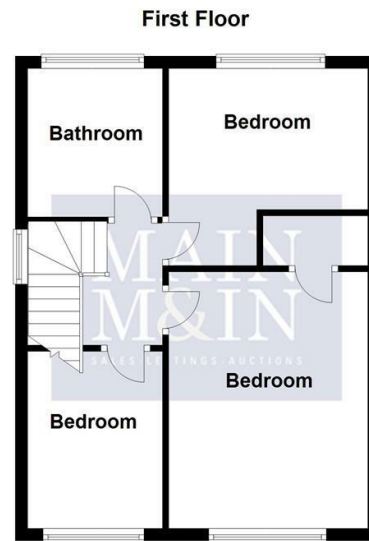
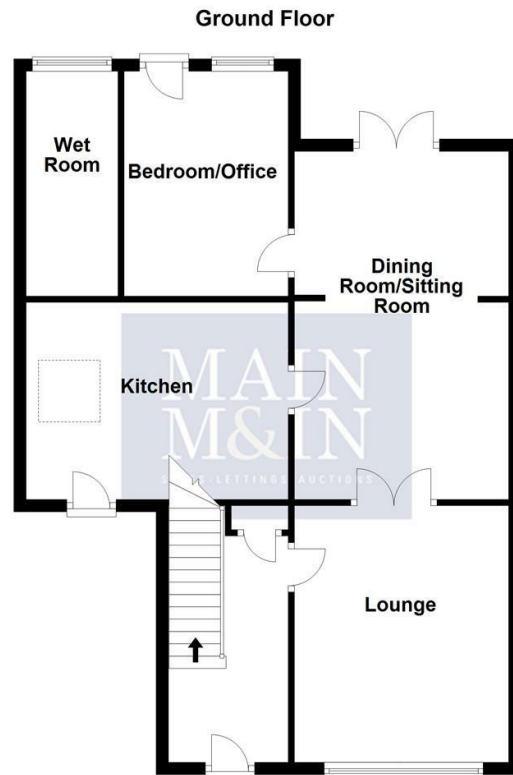
Bedroom One  
10'7" x 13'5"  
Shower Room currently used as wardrobe

Bedroom Two  
11' max to 10'7" max

Bedroom Three  
9'5" x 7'2"  
Built in Cupboard

Bathroom/WC  
8'2" x 7'6"  
White Three piece suite, shower over bath, Part Tiled Walls

Outside  
Garden to front plus driveway  
Enclosed to the rear with patio, fencing, lawn



For Illustration Purposes Only. Not To Scale  
Plan produced using PlanUp.

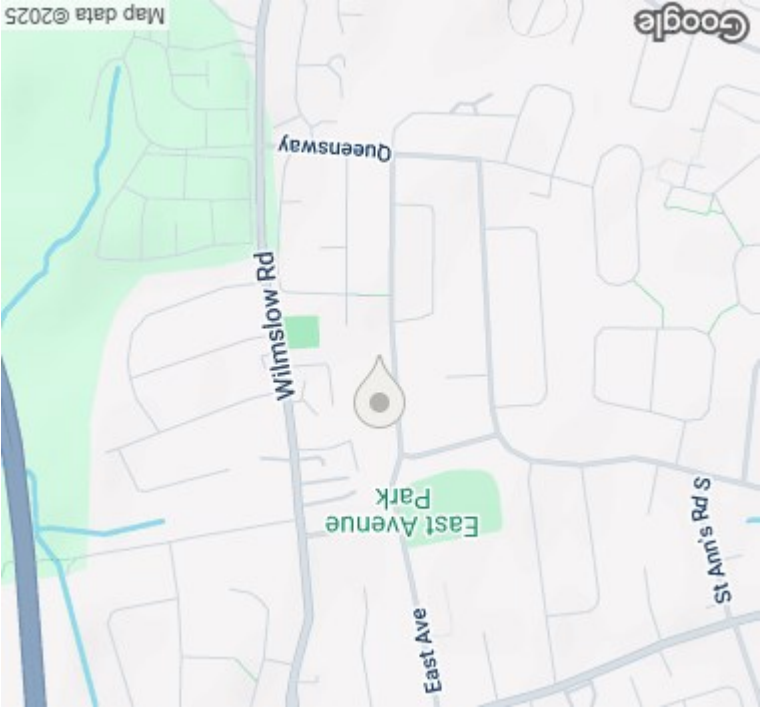
89 East Avenue, Heald Green



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

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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	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO2 emissions	
Current	73
Potential	83

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

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Company Registration No. 5615498