



64 Queensway
Heald Green SK8 3ET
£475,000

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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.

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 Information:
934 years remain of a 999 year lease which commenced 15th March 1960.
Annual ground rent of £10.

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"

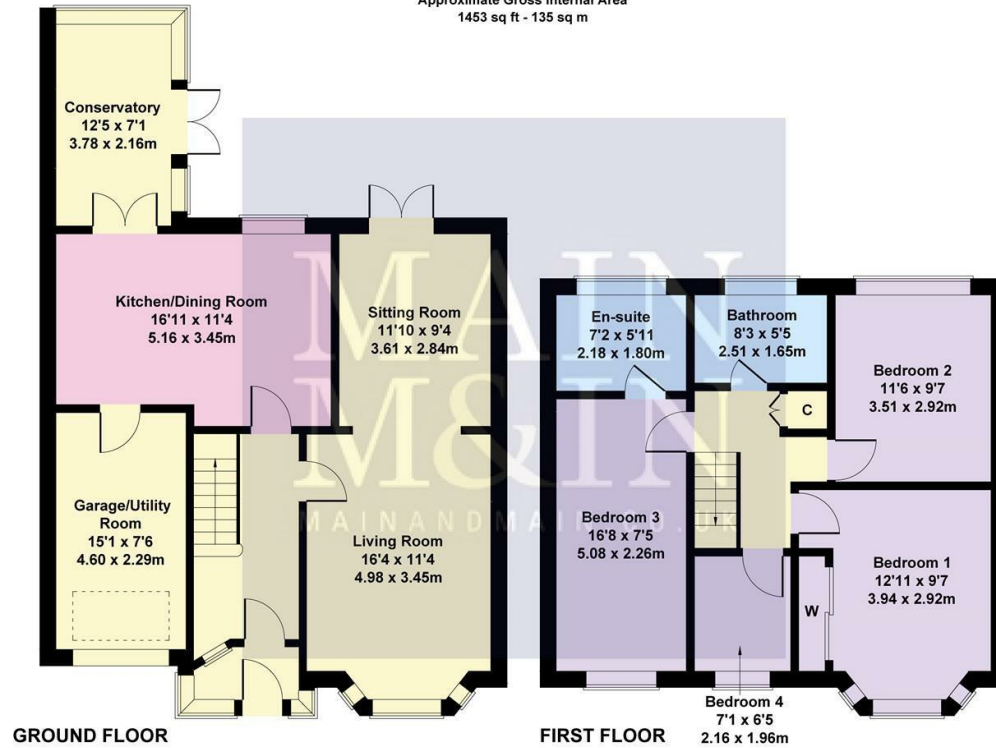
Family Bathroom
5'5" x 8'3"

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





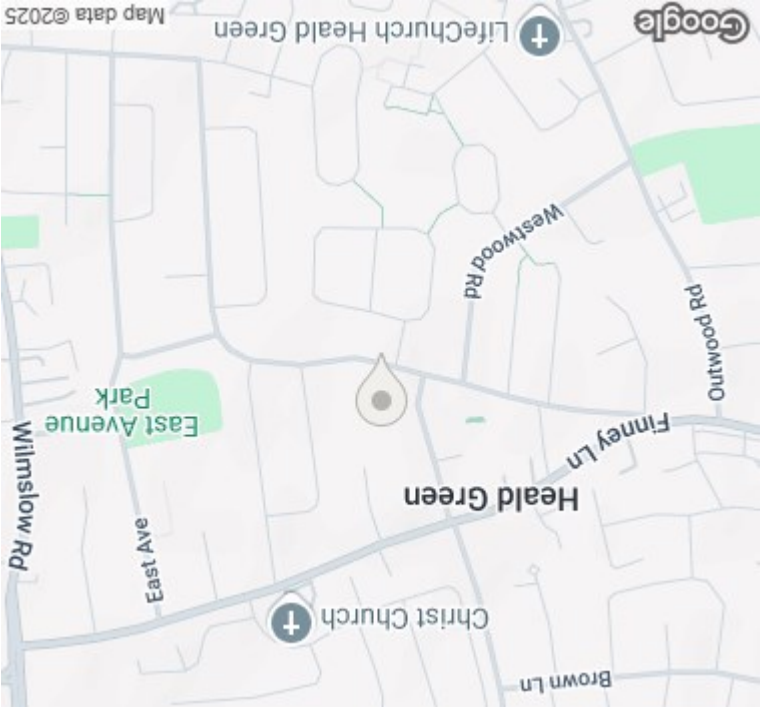
Queensway Approximate Gross Internal Area 1453 sq ft - 135 sq m



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	EU Directive 2002/91/EC
Very energy efficient - lower running costs	Very environmentally friendly - lower CO2 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 CO2 emissions
Current	Potential
81	69

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