



43 Eastleigh Road  
Cheadle SK8 3EJ  
Asking Price £335,000



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# 43 Eastleigh Road Cheadle SK8 3EJ

Asking Price £335,000

A Three Bedroom, Semi Detached, in need of updating. NO ONWARD CHAIN.

This property lies within 200 yards of Heald Green Village. Also close by is Heald Green Train Station and local transport on Finney Lane.

The property stands on a good sized plot and once updated will provide an excellent home in which to reside. The accommodation is as follows: Entrance Hall, Lounge into Dining Room, Kitchen, Landing, Three Bedrooms, Bathroom/WC. Outside: Detached Garage, Gardens to the front and rear.

Heald Green lies some nine miles south of Manchester City Centre in a much sought after commuter belt. Also both the M56/M60 Motorways are within a few miles.

Viewing Essential.

- Three Bedrooms
- Gas Central Heating
- PVCU Double Glazing
- In need of updating
- Close to Village
- NO ONWARD CHAIN
- Rewired 2025

Tenure: Leasehold  
Council Tax: SMBC C

Hallway  
14'5 ( max ) x 6'8

Living Room  
15'6 x 10'9  
Stone fireplace, Opening to

Dining Room  
10'9 x 9'3

Kitchen  
11'5 x 6'7  
Fitted units and work surfaces, Inset gas hob, integrated oven and grill, plumbing for washing machine, spaces for appliances.

Downstairs WC  
6'9 red to 2'1 x 3'8 ( max )  
White Suite.

Landing  
9'6 x 6'8  
loft access

Bedroom One  
11'5 x 6'7  
Fitted Wardrobes

Bedroom Two  
12'1" x 10'9"

Bedroom Three  
6'8 x 6'7

Shower Room  
6'7 x 5'0  
Part tiled walls, Corner shower unit, wash basin, heated towel rail, Hot water cylinder

Seperate WC  
4'1 x 2'1  
WC

External  
To the front: garden area with a driveway providing off road parking . Side gates.  
To the rear is a well-proportioned lawned garden and Patio, shrubs, fencing and detached garage 15'2" x 8'0"





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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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

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



Company Registration No. 5615498