



29 Queensway
Heald Green SK8 3EB
Asking Price £350,000



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29 Queensway

Heald Green SK8 3EB

Asking Price £350,000



A three bedroom extended semi detached with a good-sized private garden.

For Sale with 'NO CHAIN'

This property comes to the market for the first time since built in the 1950's. It lies close to Heald Green village and station. In addition other facilities lie close by i.e. The large stores on the A34 bypass (John Lewis, Sainsburys etc). Schooling for age groups can be found within the SK8 postcode both State and Private.

This property requires a degree of updating. However, it has been re-roofed since being built (Approx. 10 Years ago) It offers: Entrance porch, Entrance Hall, Lounge into Dining Room. Kitchen, downstairs WC, Landing, Three bedrooms, Shower room / WC. Outside is a detached Garage, Gardens to both the front and rear.

- Gas Central Heating
- Updating Required
- Three Bedrooms
- Downstairs WC
- Cavity Wall Insulation
- PVCU Double Glazing
- Private Rear Garden
- Re-Roofed
- No Onward Chain



Tenure: Leasehold
Council Tax: SMBC C

Storm Porch

Entrance Hall

13'9 x 6'7

Storage Cupboard

Downstairs WC

Tiled walls and floor Low Level WC, wash basin

Lounge

16' (into bay) x 11'4

Inset gas effect fire place, Opening into:

Dining Room

10'4 x 9'4

Extended Kitchen

12'4 x 7'9

Tiled walls, Fitted units, work surfaces, electric cooker, plumbing for washing machine, space for fridge freezer, Inset ceiling lights

Landing

Loft Access

Bedroom One

14'5 x 10'5

Fitted wardrobes

Bedroom Two

11'11 x 10'4

Fitted Wardrobes

Bedroom Three

9'3 x 7'5

Built in cupboard

Shower Room

7'4 x 5'5

Tiled walls and floors, shower cubicle, Pedestal wash basin, cupboard with wall mounted gas boiler and hot water cylinder

Separate WC

Low level WC

Outside

Detached Garage 17 x 8, Block patio driveway, side gates, Gardens to front and rear to include fencing, trees, shrubs, fruit tree etc.

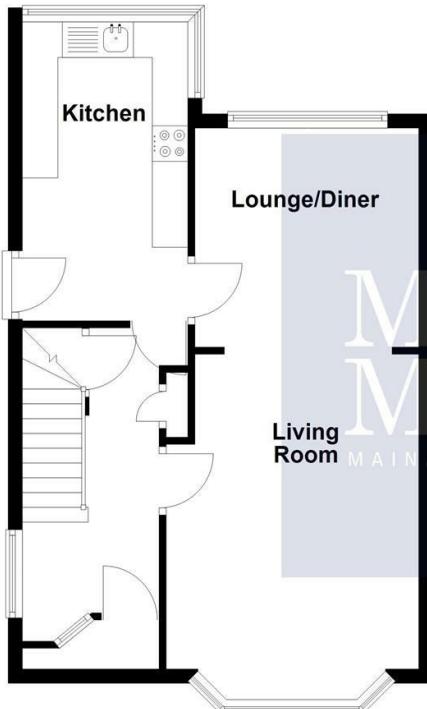
Lease Details

In residue of 999 Years fixed nominal ground rent to be confirmed



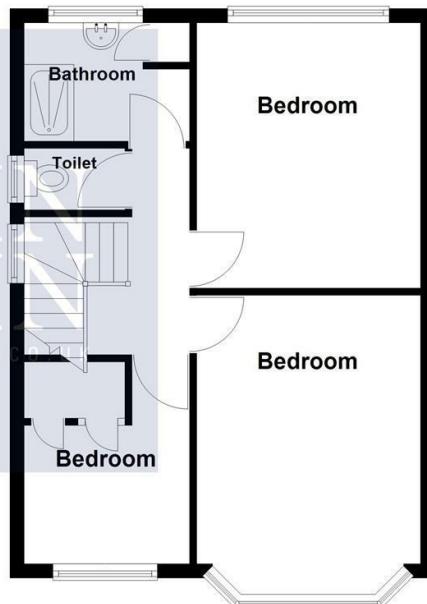
Ground Floor

Approx. 46.3 sq. metres (498.9 sq. feet)



First Floor

Approx. 42.9 sq. metres (461.6 sq. feet)

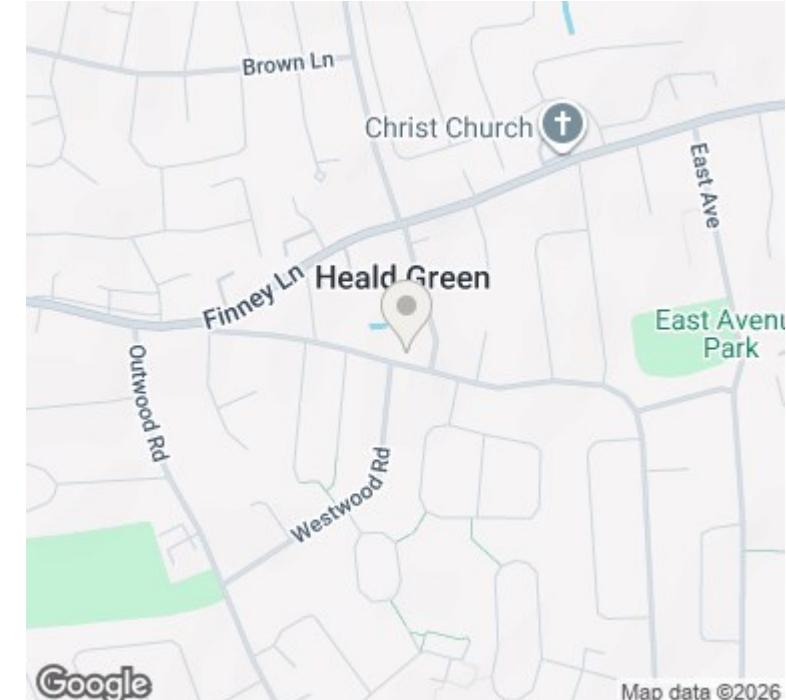


Total area: approx. 89.2 sq. metres (960.4 sq. feet)

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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		Current	Potential
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 energy efficient - higher running costs		62	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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