



57 Queensway  
Heald Green SK8 3ET  
Asking Price £395,000

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# 57 Queensway Heald Green SK8 3ET

Asking Price £395,000

A three bedroom extended 'Freehold' Detached. Competitively priced 'to sell' Available with 'NO ONWARD CHAIN' Some updating required.

We have received instructions from the Executors to sell this family home which offers great potential. Of special note is the fact it has already been extended the side to enlarge the dining room and in addition there is a conservatory to the rear.

The property occupies a wide garden plot and it is not overlooked at the rear as it backs onto adjoining gardens which runs behind the property.

The accommodation comprises; Entrance porch, entrance hallway, lounge, dining room, conservatory, and a kitchen.

To the first floor is a landing which leads on to three bedrooms, a bathroom and a separate WC.

The house stands well back from the road behind a garden and driveway which leads via a carport to a detached garage. Attractive gardens to the front, side and rear.

The amenities of Heald Green village are within half a mile. Popular local schools for all age groups are nearby, with excellent transport links and the rail station. Other centres such as Gatley, Cheadle Hulme and Cheadle are close by as well as the M56/60 motorways and Manchester Airport.

An internal viewing is strongly advised in order to appreciate all that this attractive home has to offer.

Tenure: Freehold  
Council Tax: Stockport D

- PVCU Double Glazing
- Gas Central Heating
- Cavity Wall Insulation
- Three Bedrooms
- Extended Dining Room
- Not Overlooked
- NO ONWARD CHAIN

Entrance Porch

Entrance Hallway

Lounge  
15'9" into bay x 11'4"

Dining Room  
7'10" x 14'4"

Conservatory  
8'8" x 7'10"

Kitchen  
13'0" x 8'3"

First Floor Landing

Bedroom One  
13'1" into bay x 11'4"

Bedroom Two  
11'5" x 9'8"

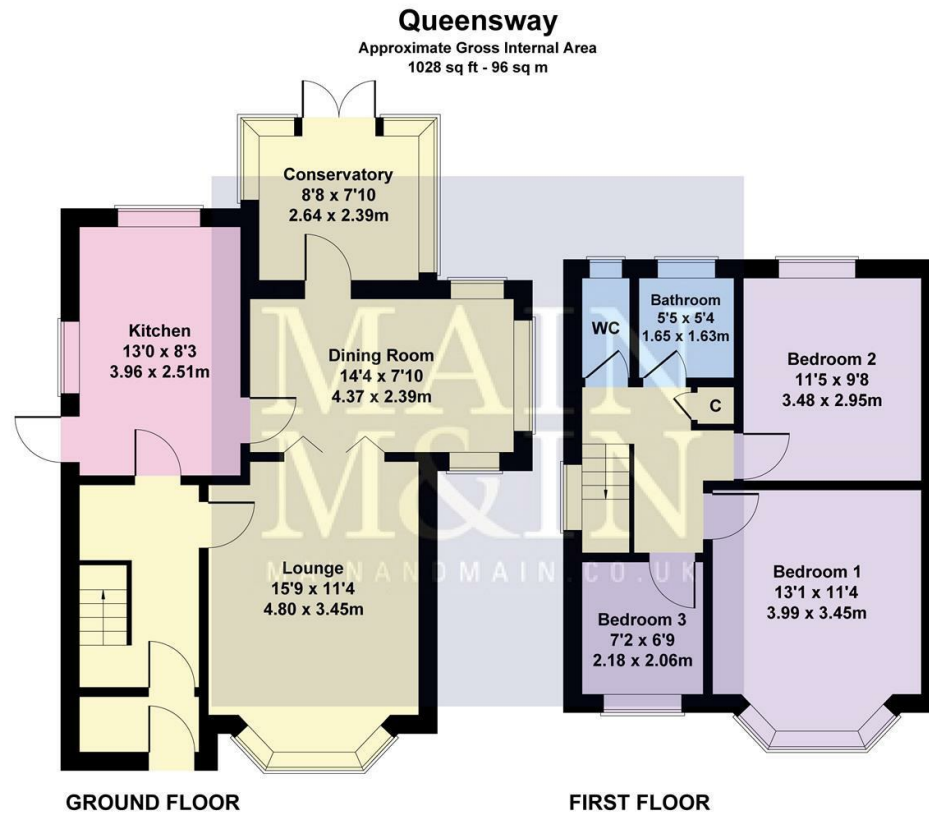
Bedroom Three  
7'2" x 6'9"

Bathroom  
5'5" x 5'4"

Separate WC

Externally  
Gardens to three sides.  
Driveway with carport leads to a detached garage.





Not to Scale. Produced by The Plan Portal 2024  
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To view this property call Main & Main on 0161 437 1338



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

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Energy Efficiency Rating		England & Wales	
		Very energy efficient - lower running costs	Not energy efficient - higher running costs
		A (92 plus)	G (71-70)
		B (81-61)	
		C (69-60)	
		D (55-49)	
		E (39-54)	
		F (21-30)	
Current	57		
Potential	76		

Environmental Impact (CO <sub>2</sub> ) Rating	
	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>
<p>Client's Portfolio</p>	<p>EU Directive 2003/91/EC</p> <p>England &amp; Wales</p>

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Tenure - To be confirmed with a solicitor at point of sale.

working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their

and is subject to terms and conditions.

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

