



92 Ashdale Drive
Heald Green SK8 3SP
£415,000

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Exceptionally deceptive when viewed from the road, this greatly-extended semi-detached residence offers versatile accommodation which will appeal to a wide range of purchasers, including those seeking multi-generational living. This home actually has two fully fitted kitchens.

An entrance hallway leads to the main kitchen which features a dining area. Also to the front of the property is a spacious open-plan living/dining room, with feature fireplace. An inner hallway leads to a section which could offer separate living space: To the rear are two good rooms which could be utilised as bedroom and/or additional reception rooms, one with doors to the garden. A modern shower room/WC is located next to a second fitted kitchen.

To the first floor is a large landing with access to a well-proportioned principal bedroom, two further double bedrooms and a family bathroom/WC.

The property stands behind a garden area with a driveway providing off road parking space, with EV charging point. Gates open alongside the property to a driveway which leads to a detached garage. The rear garden is enclosed, with a paved seating area, well-maintained lawn and established planted borders.

Ashdale Drive forms part of a popular residential location, just off St Ann's Road North and Oakdale Drive. The area is well-positioned for ease of access to local schools for all age groups, amenities and excellent transport links.

An internal viewing is essential in order to appreciate this large, well-presented home. The flexible and versatile accommodation will be certain to impress.



- Four/Five Bedrooms
- Two Bathrooms
- Two Kitchens
- Versatile Living Space
- Driveway with EV Charge Point
- Detached Garage
- Gardens
- Popular Location
- Flexible Extended Accommodation
- Viewing Essential

Entrance Hallway
4'4 max x 6'0

Dining Kitchen
8'5 red to 5'9 x 15'4 max

Living/Dining Room
12'9 red to 10'11 x 18'7

Rear Hallway
2'8 x 6'4

Kitchen Two
8'7 x 7'8

Downstairs Shower Room/WC
8'7 x 8'8

Sitting Room
11'9 max x 10'5 red 8'5

Bedroom Four/Office
9'7 x 14'3

First Floor Landing

Bedroom One
20'3 x 10'6 (some restricted head height to front)

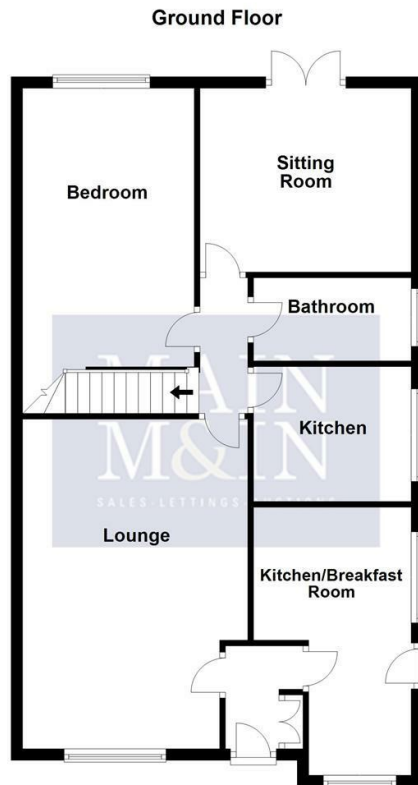
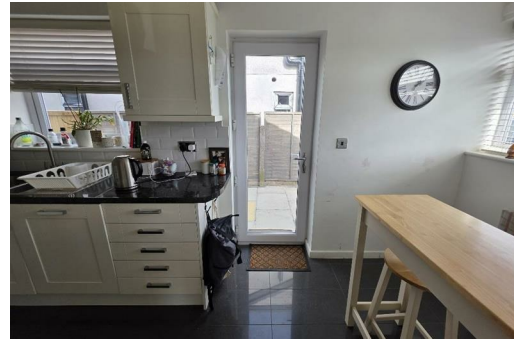
Bedroom Two
9'11 x 10'10

Bedroom Three
10'10 x 11'0 red to 7'8

Family Bathroom
7'6 x 9'0

Externally
Garden to the front with driveway providing off road parking with EV charging point.
Gated access to driveway alongside the property leading to detached garage.
Enclosed rear garden with seating area, lawn and decorative borders.

Tenure: Freehold
Council Tax: Stockport D

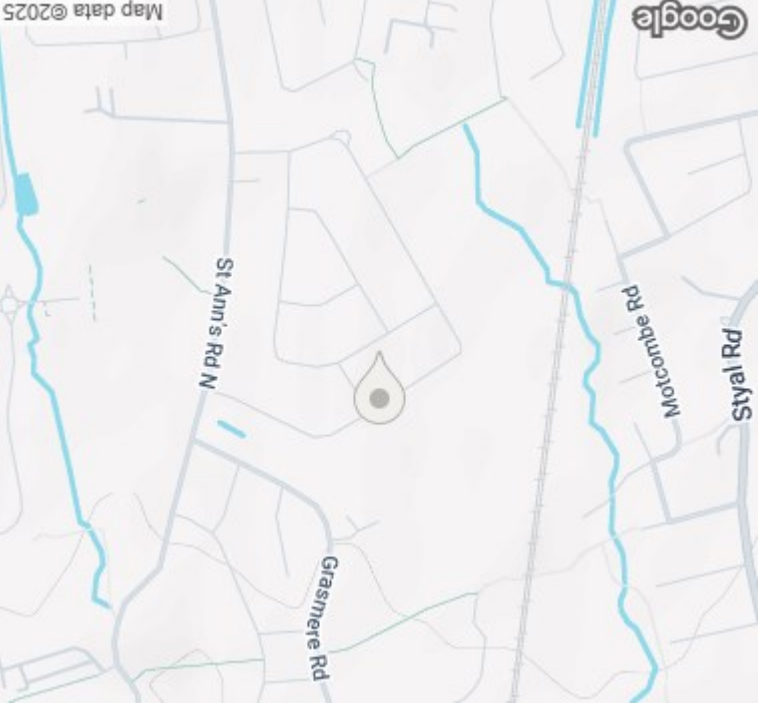


For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.

92 Ashdale Drive, Heald Green



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 energy efficient - lower running costs
(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 environmentally friendly - higher CO2 emissions	Not environmentally friendly - higher CO2 emissions
Current	Potential
82	63
Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very environmentally friendly - lower CO2 emissions	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 environmentally friendly - higher CO2 emissions	Not environmentally friendly - higher CO2 emissions
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