



27 Davies Avenue
Heald Green SK8 3PF
£325,000

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27 Davies Avenue Heald Green SK8 3PF

£325,000

Offered for sale with no onward chain, this traditional semi-detached house will suit those seeking a property which can be updated, that also offers significant potential for extension (STP).

A covered entrance porch leads to an entrance hallway. There are two separate reception rooms and a kitchen. To the first floor are two double bedrooms, a single bedroom/study and a bathroom.

The property stands behind a garden area, with an attractive paved driveway providing off road parking space, extending alongside the house. The rear garden is of a good size, with a central lawn and well-stocked borders.

Davies Avenue is a sought-after address, forming part of a popular residential area which enjoys excellent access to amenities, transport links and schools for all age groups.

This home represents an excellent opportunity to acquire a home with huge potential. An early viewing is recommended.

- Gas Central Heating
- PVCU Double Glazing
- Two Reception Rooms
- Three Bedrooms
- Potential to Extend (STP)
- Updating Required
- Driveway
- Gardens
- Popular Location
- No Onward Chain

Covered Entrance Porch

Entrance Hallway
5'11 x 10'3

Living Room
11'10 x 13'8 into bay

Dining Room
9'10 x 10'5

Kitchen
7'11 x 10'5

First Floor Landing

Bedroom One
12'5 red to 11'0 x 14'5 into bay

Bedroom Two
12'5 max x 10'5

Bedroom Three
6'11 max x 7'4 max

Bathroom
5'5 x 7'4

Externally

Garden area to the front with paved driveway providing off road parking space.

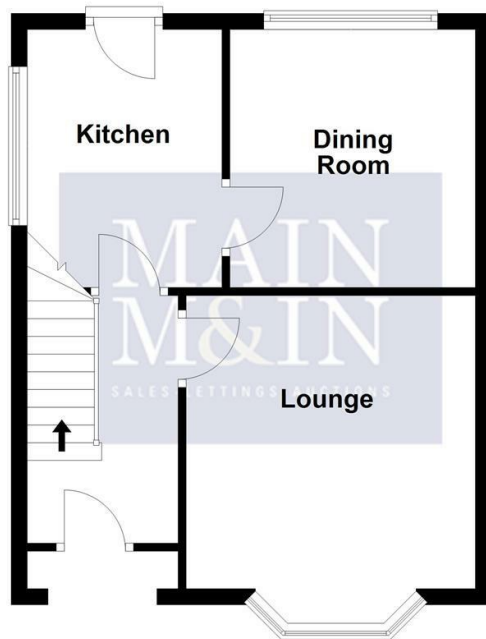
Attractive lawned rear garden with well-stocked borders.



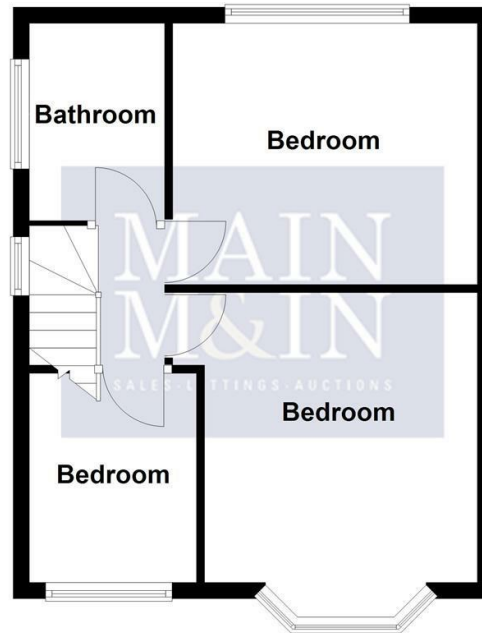
Tenure: Freehold
Council Tax: Stockport C



Ground Floor



First Floor

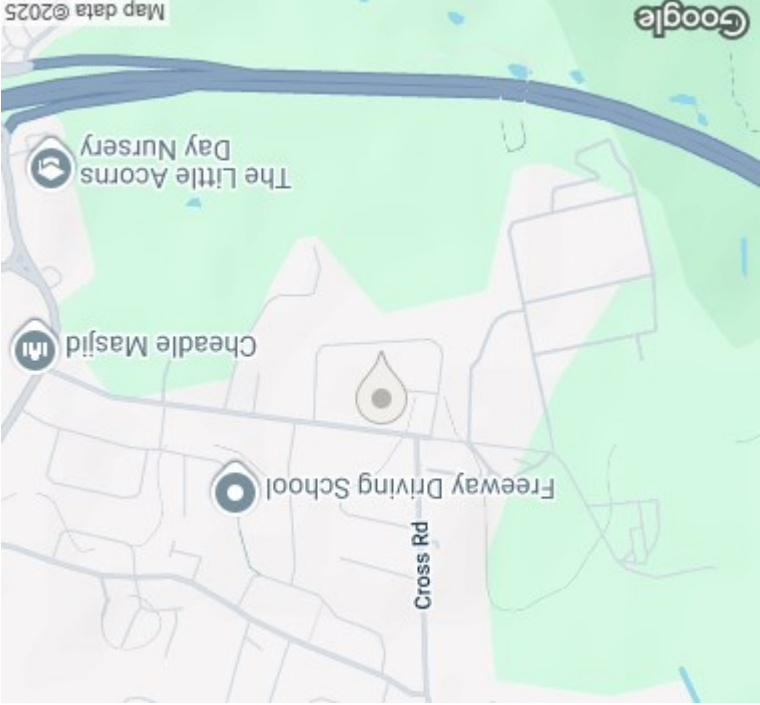
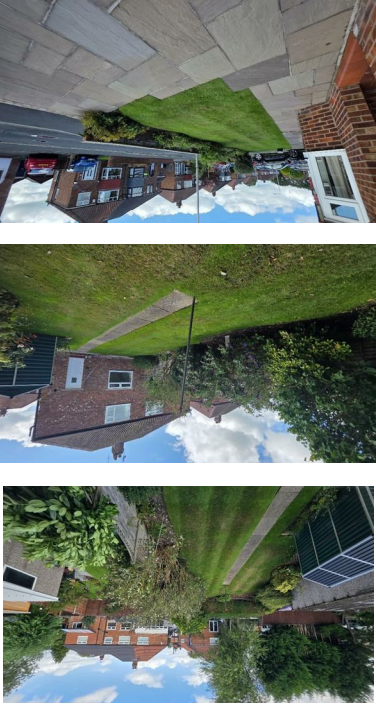


For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.

27 Davies Avenue, 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
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 environmentally friendly - higher CO2 emissions	
EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO2 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 CO2 emissions	
EU Directive 2002/91/EC	

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