



59 Eastleigh Road
Heald Green SK8 3EJ
Asking Price £372,500

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59 Eastleigh Road Heald Green SK8 3EJ

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A FREEHOLD Dutch Style Extended End mews with Three Excellent Bedrooms plus Loft Room

Situated only a few hundred yards from the village, this lovely 1960s Neodox built family home is in excellent condition throughout. It offers: Entrance Hall, Large Lounge opening into a dining area (extension), refitted extended luxury kitchen with door into the integral garage (this would convert to additional living subject to the necessary permissions). Landing, Three excellent bedrooms, large modern bathroom/WC. Staircase to large loft room.

Heald Green village offers good every day shopping facilities to include several supermarkets, cafes etc. Heald Green station gives access to Manchester Airport and the city centre.

This is an excellent property ideal for the growing family with facilities virtually on the doorstep.

- Gas Central Heating
- PVCU Double Glazing
- Three Excellent Bedrooms
- Extended Ground Floor
- Freehold
- Luxury Kitchen/Bathroom
- Loft Room
- Viewing Essential

Entrance Hall
7'1" x 3'1"

Through Lounge into Dining Room
27' x 12'
Double Glazed Patio Doors

Refitted Kitchen/Breakfast Area
19'1" x 8'1"
Part Tiled Walls, Fitted Cupboards (White), Induction Hob, Extractor Hood
Inset Electric Oven/Grill, Ceramic Tiled Floor, Inset Light, Plumbing for Washing Machine
Door to Garage

Stairs to Loft Room
21'1" x 10'
Two Velux Windows, Under Eaves Storage

Bedroom One
14' x 9' plus recess

Bedroom Two
10' x 8'1" plus recess

Bedroom Three
12' x 6'
Fitted Wardrobes/Cupboards

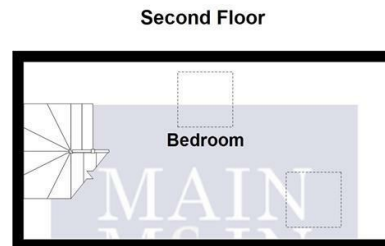
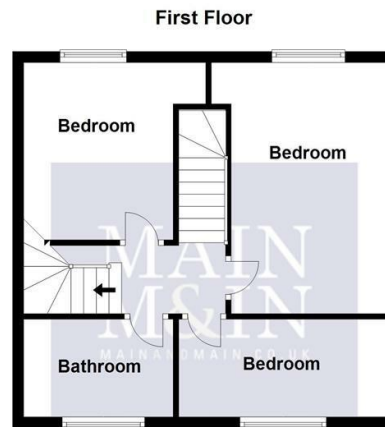
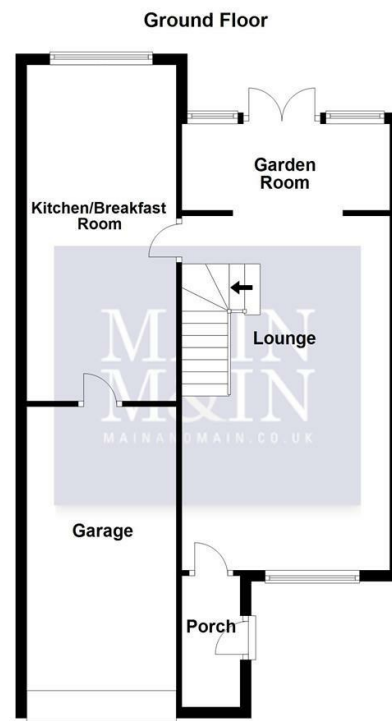
Bathroom/WC
8'1" x 7'1"
Tiled Walls and Floor, White Suite, Shower over Bath
Wash Basin, Low Level WC, Inset Lighting

Garage
17' x 9'6"
Up and over door, Wall Mounted Gas Boiler

Outside
Driveway and lawn to front, Enclosed fenced garden to the rear with Indian stone flagging
flower beds, summer house.
999 year Leasehold (Ground Rent no longer collected)

Tenure: Leasehold
Council Tax: SMBC D





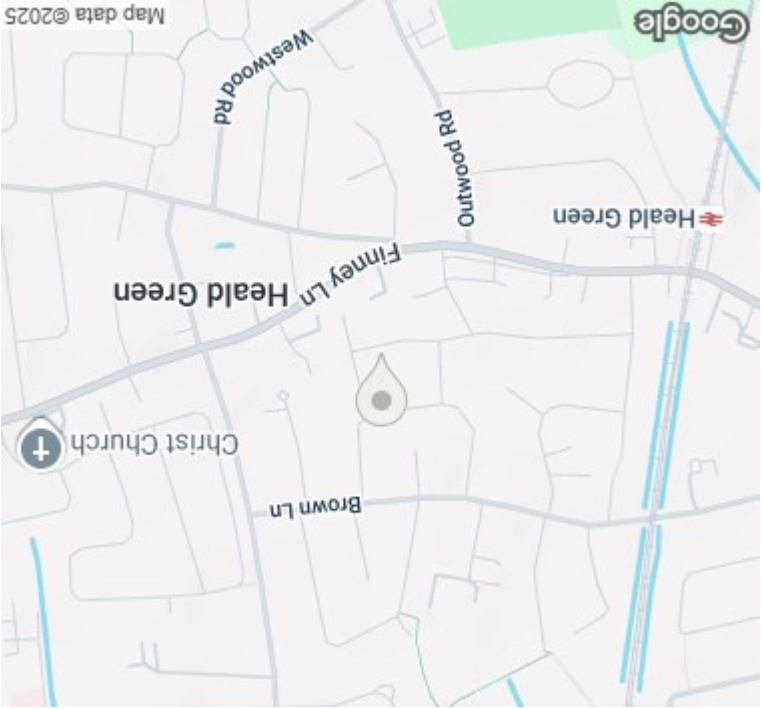
For illustration purposes only, not to scale.
Plan produced using PlanUp.

59 Eastleigh Road, Heald Green



To view this property call Main & Main on 0161 437 1338

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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	Current
Potential	Potential

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