



99 East Avenue
Heald Green SK8 3BR
£365,000

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99 East Avenue Heald Green SK8 3BR

£365,000

Enjoying convenient access to amenities, schools and transport links, this well-presented semi-detached house on East Avenue is likely to particularly appeal to family purchasers. The house has benefited from numerous improvements in recent years.

An entrance porch and entrance hallway lead to a well-proportioned living room. There is a separate dining room which opens on to the modern fitted kitchen, equipped with contemporary appliances and ample storage. The convenience of a downstairs WC and utility room adds to the practicality of this lovely residence.

Upstairs are three good bedrooms and a bathroom which is fitted with a modern suite in white, with shower above the bath.

The house stands behind a driveway which provides off road parking space. To the rear is an enclosed garden with lawn and seating area.

These homes are always popular and we recommend an internal inspection in order to avoid disappointment.

- Gas Central Heating
- PVCU Double Glazing
- Well-Presented Accommodation
- Spacious Living Room
- Stylish Fitted Kitchen
- Downstairs WC/Utility Room
- Three Bedrooms
- Modern Bathroom
- Driveway
- Gardens

Entrance Porch

Entrance Hallway
11'10 x 6'7

Living Room
13'5 x 10'10

Dining Room
7'11 x 9'10
Opens to:

Kitchen
7'11 red to 5'5 x 16'2

Utility Room/WC
7'8 x 7'10

First Floor Landing

Bedroom One
11'4 x 9'11 max

Bedroom Two
10'11 x 9'11

Bedroom Three
7'10 x 7'5

Bathroom
5'2 x 7'4

Externally
Driveway and garden to the front.
Enclosed garden to the rear with seating area and lawn.

Attached Garage/Store
8'6 x 8'5

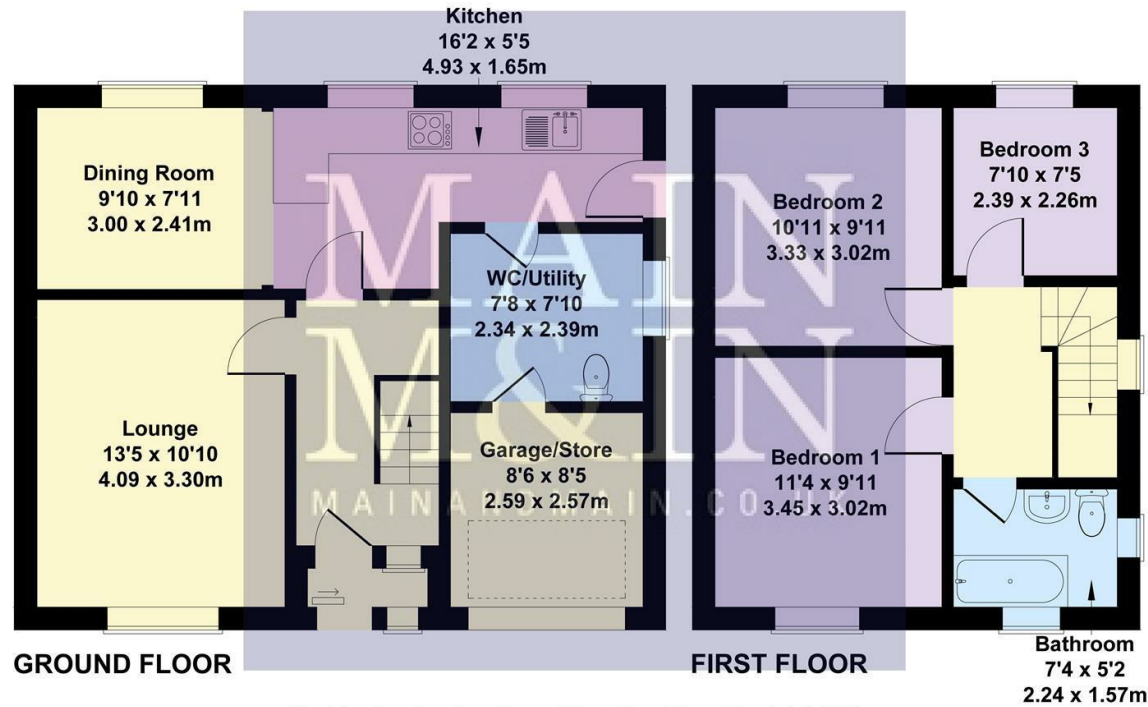
Leasehold Information
935 years remain of a 999 year lease which commenced on 18/09/1961.
Ground Rent: £8pa payable.



Tenure: Leasehold
Council Tax: Stockport C



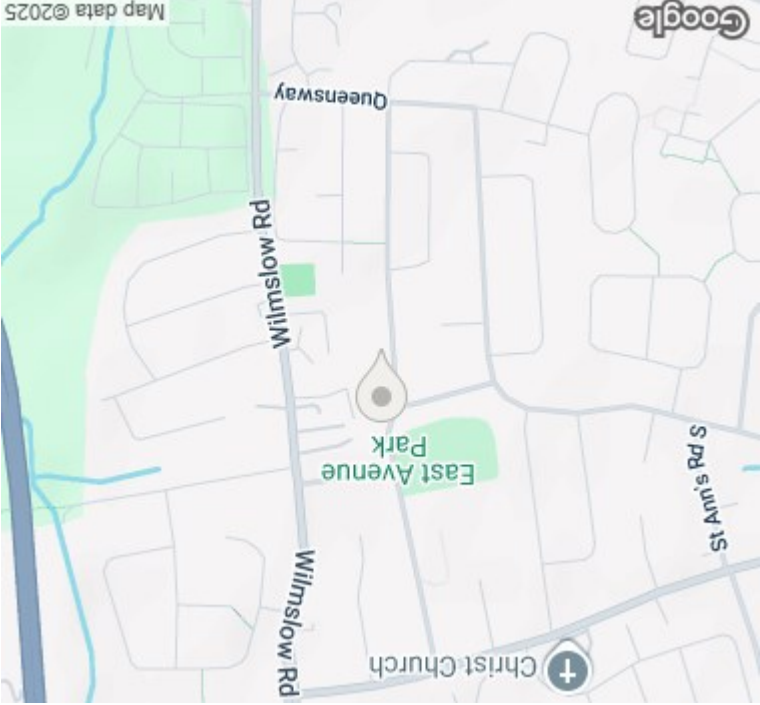
East Avenue



Not to Scale. Produced by The Plan Portal 2025
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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	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	83
(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	
Current	Potential

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