



15 Clifton Avenue
Heald Green SK8 3UG
Asking Price £459,950

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15 Clifton Avenue Heald Green SK8 3UG

Asking Price £459,950

A Three Double Bedroom Family Detached with two driveways and private rear garden.

Situated off Styal Road, this immaculate home has to go at the top of any buyer's wish list. The property offers: Entrance Porch, Hallway, Lounge, Dining Room, Fitted Modern Kitchen, Orangery, Rear Porch, Landing, Three Double Bedrooms, Bathrooms/WC. Outside: Detached Garage, Immaculate gardens, the rear being totally private. At one time the lounge and dining room were connected but have been separated with a stud wall. This could easily be removed if required.

The property lies close to Heald Green village, schooling, transport and motorway network. The property was built by Gibson's of Wilmslow, a premier house builder of the time.

VIEWING ABSOLUTELY ESSENTIAL.

- Gas Central Heating
- PVCU Double Glazing
- Cavity Wall Insulation
- Three Double Bedrooms
- Orangery
- 2 Driveways
- Private Enclosed Gardens
- Viewing Essential

Entrance Porch

Hallway

Cloaks cupboard, Laminate Floor

Lounge

16'2" x 11'8"

Attractive fire surround with Inlay Marble Back & hearth
Fitted log effect electric fire, laminate flooring

Dining Room

11'2" x 8'2"

Laminate flooring

Double Glazed Orangery

15'4" x 9'9"

Tiled Floor, PVCU Double glazed patio doors

Fitted Kitchen

13'6" x 8'3"

Part Tiled Walls, White Units, Work surfaces, Gas cooker
Space & Plumbing for Washing machine, spot lights

Enclosed Side Porch

Space for tumble dryer, tiled floor

Landing

Airing cupboard

Bedroom One

13'3" x 11'1"

Bedroom Two

11'1" x 10'8"

Bedroom Three

9'10" x 8'6"

Bathroom/WC

8'2" x 7'6"

Part tiled walls, Tiled Floor, White Suite
Shower over Bath, Inset Lighting

Loft

Insulation

Outside

Detached Brick Garage, Two Garden Sheds, Two Driveways to the front, lawn and conifers.

Enclosed private rear garden with three patios, lawn, conifer hedging

Lease Details

Leasehold from December 25th 1955 with 929 Years remaining
Ground Rent £12 PA



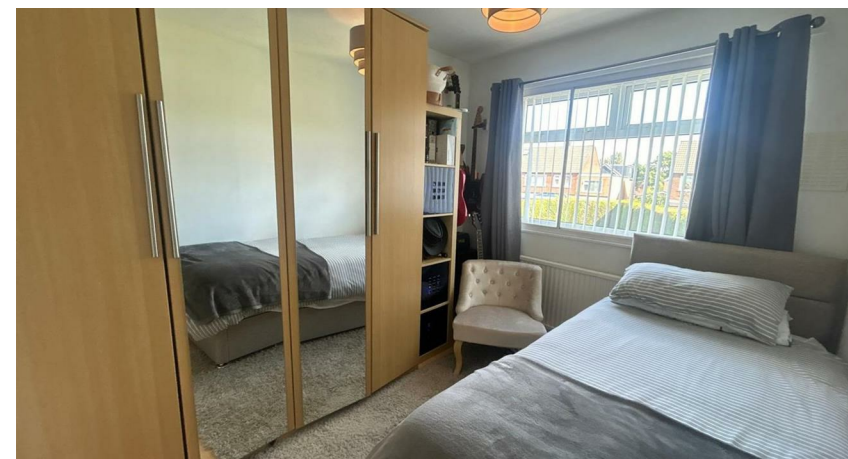
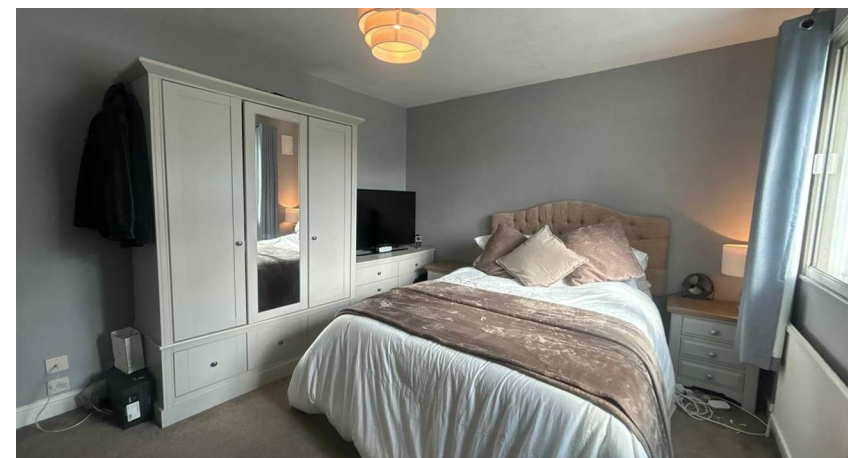
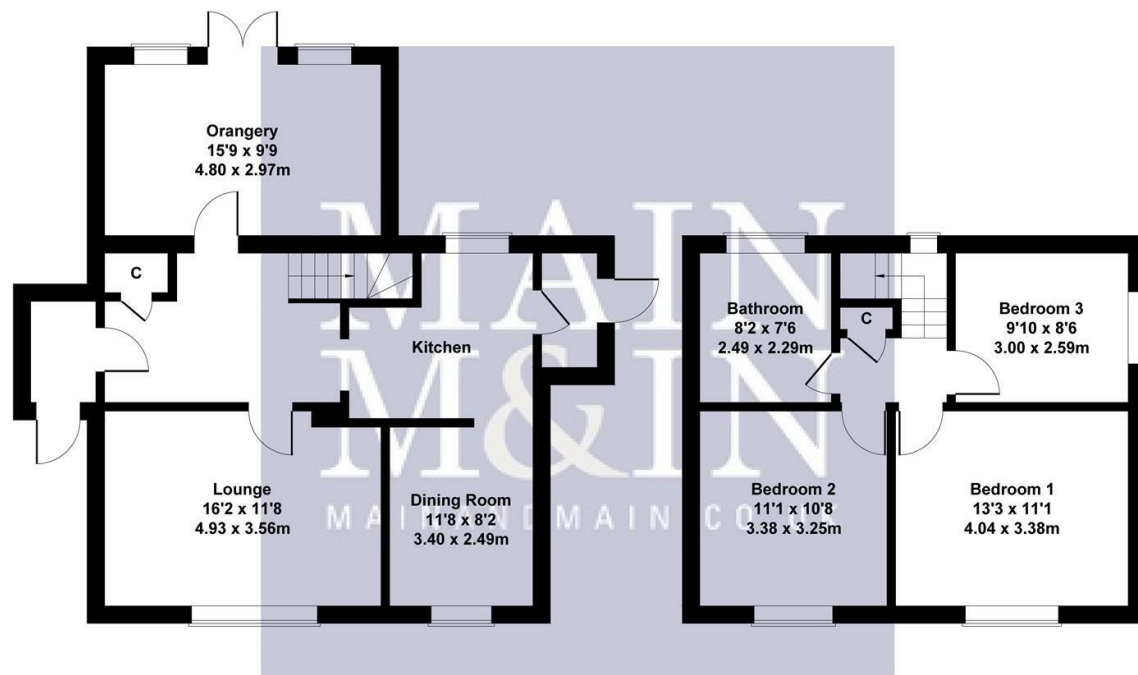
Tenure: Leasehold

Council Tax: SMBC D



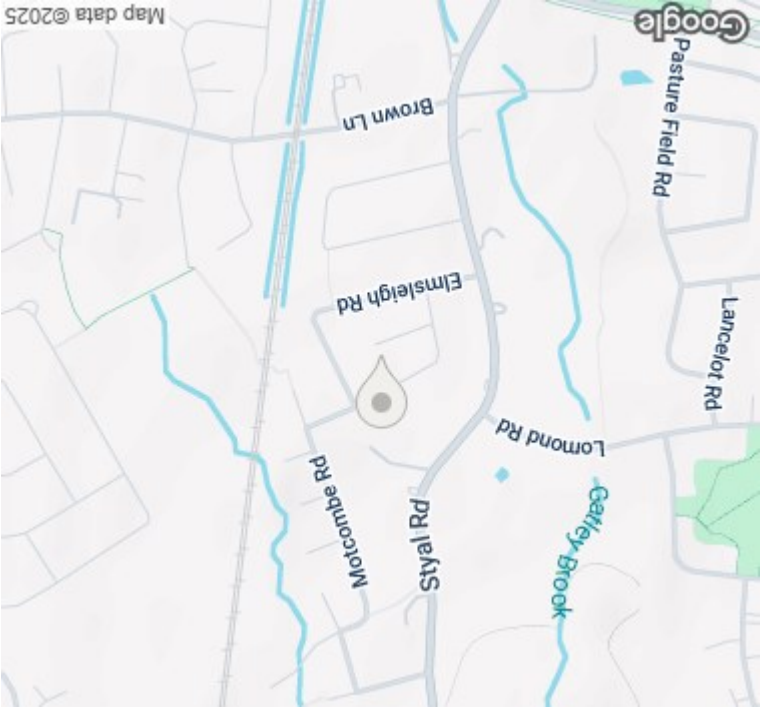
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Approximate Gross Internal Area
1198 sq ft - 111 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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 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 energy efficient - higher running costs	Not environmentally friendly - higher CO2 emissions
Current	Potential
83	70

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